Akenham

SITE ID:	HE23826
District:	Mid Suffolk
Parish:	Akenham
Site Address	Land to the west of Henley Road, Akenham, Ipswich, IP6 0HH (nearest postcode IP6 0HH)
Approx site area (ha):	42.8
Proposed Use:	Housing, Commercial, Infrastructure
Proposed dwellings (if applicable):	1000

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	42.7503 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	1.5% in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to town of Ipswich
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	A high pressure gas pipeline runs across the site
8. Greenfield/Brownfield	A	Mostly a Greenfield site with a few farm buildings
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and	G	Site is not within a national landscape or project area

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a PHMZ and an IRZ Boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	G	Site will not impact upon any heritage assets
18. Flood Risk	A	3.25% Surface Water 0.2% Flood Zone 2 1.5% Flood Zone 3
19. Distance to Primary School	R	Site is in excess of 800m of a primary school
20. Distance to Secondary School	A	Site is within 800m to 5km of Ormiston endeavour academy, Northgate High School, Westbourne academy and Claydon high school
21. Distance to GP surgery	R	Site is in excess of 5km from a Gp surgery
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	A	Site is within 800m to 5km of Ipswich station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23807
District:	Mid Suffolk
Parish:	Akenham
Site Address	Land to the east and west of Henley Road, Akenham, Ipswich, IP6 0HL
Approx site area (ha):	276.2
Proposed Use:	Housing, Commercial, Infrastructure
Proposed dwellings (if applicable):	4000

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
6. Existing built form	A	Site is adjacent to existing built form or settlement boundary
30. Coalescence	A	Some contribution which results in a reduction of green space between settlements.
31. Developable area	R	PRoW, Oil Pipeline Abandoned, Local High Pressure Gas Pipe, 132kv pole towers, Towers (National Grid) present on site causing significant issue.
32. Greenfield/Brownfield	A	Greenfield site
33. Agricultural Land Class	A	Site partially in Grade 3 and partially in Grade 3 agricultural land
34. Neighbouring uses	G	There are no neighbouring use issues
35. Formal recreation provision	G	Site would not impact on provision

36. Environmental designations	G	Site is not located within or adjoining any designations listed
37. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
38. Designations/allocations in Development Plan	G	Site is not within any designations
39. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within Protected Habitat Zone and SSSI impact risk zone
40. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
41. Heritage assets	R	There is a strong possibility of harm to designated heritage asset. - Akenham Hall a grade 2 listed building site within the site.
42. Flood Risk	A	1.8% surface water 0.4% flood zone 2 0.9% flood zone 3
43. Distance to Primary School	R	Site is in excess of 801m of primary school.
44. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston Endeavour Academy
45. Distance to GP surgery	R	Site is in excess of 5km of a GP.
46. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
47. Distance to train station	A	Site is within 800m – 5km of Ipswich train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
48. Current use	G	Site is vacant
49. Unimplemented planning permissions	G	No unimplemented permissions
50. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
51. Economic viability	A	Development is marginal or unknown
52. Access to public highway	G	Site has direct access to highway
53. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	Due to the strategic nature of this site, we expect there is reasonable expectation that the constraints could be overcome. This site would be expected to deliver a signficant amount of infrastructure.

SITE ID:	HE23881
District:	Mid Suffolk
Parish:	Akenham
Site Address	Land at Rise Hall, Ipswich
Approx site area (ha):	72.8
Proposed Use:	Housing, Commercial, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	1500

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to town of Ipswich
6. Coalescence	A	Potential contribution to coalescence of Ipswich and Claydon
7. Developable area	R	PRoW, Local High Pressure Gas pipe, and UKPN pole towers present on site causing potentially significant issue.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Grade 3

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the historic landfill sites on site.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitat Mitigation Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	R	There is a strong possibility of harm to the Grade 2 listed building located within the site
18. Flood Risk	A	12% Surface Water 4% flood zone 2 7.5% flood zone 3
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is partially within 800m of Ormiston Endeavour Academy
21. Distance to GP surgery	R	Site is in excess of 5km from a GP surgery
22. Strategic Transport Corridor	G	Located within the transport corridor
23. Distance to train station	A	Site is partially within 5km of Ipswich Train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	Due to the strategic nature of this site, we expect there is reasonable expectation that the constraints could be overcome. This site would be expected to deliver a signficant amount of infrastructure.

Ashbocking

SITE ID:	HE23094
District:	Mid Suffolk
Parish:	Ashbocking
Site Address	The Green Ashbocking, Ipswich, IP6 9JU
Approx site area (ha):	1.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within Protected Habitats Mitigation Zone.
16. Local Environmental Designations	G	site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	9.4% Surface Water Flooding.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23817
District:	Mid Suffolk & East Suffolk
Parish:	Ashbocking
Site Address	Amurfields, The Green, Ashbocking, Ipswich, IP6 9JT
Approx site area (ha):	0.5541
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	0.5541 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not within flood zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No Konwn issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	A	There is a water recycling centre on site
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations

13. National Landscapes and Special Character Areas	G	Site is not within any designations
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a PHMZ and a IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	G	Site will not impact upon any heritage assets
18. Flood Risk	A	0.01% Surface water Flooding
19. Distance to Primary School	R	Site in excess of 800m from a school
20. Distance to Secondary School	R	Site in excess of 5km from a school
21. Distance to GP surgery	R	Site is in excess of 5km from a GP Surgery
22. Strategic Transport Corridor	A	Site is in outside the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	A	Land used for keeping of horses for domestic purposes only
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within any designations
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Bacton

SITE ID:	HE23392
District:	Mid Suffolk
Parish:	Bacton
Site Address	Land to the west of Broad Road, Bacton
Approx site area (ha):	0.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha - 0.8 ha with 0.89 developable
2. Allocation or Permission	Potentially Suitable	Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Bacton settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	PRoW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grades 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within SSSI Risk Impact Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered.
19. Distance to Primary School	A	Site is within 401m and 800m of Bacton primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Mendlesham Medical GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23175
District:	Mid Suffolk
Parish:	Bacton
Site Address	Land To The South West Of Nutwood, The Street, Bacton, Suffolk IP14 4LF
Approx site area (ha):	2.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Bacton settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Approximately 13.7% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Bacton primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Manor Farm Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23185
District:	Mid Suffolk
Parish:	Bacton
Site Address	Land off Woodward Avenue and Turkey Hall Lane IP14 4LS
Approx site area (ha):	6.1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	150

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	5.01 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	R	There is a water recycling centre directly adjacent to the site
11. Formal recreation provision	G	would not result in loss of provision
12. Environmental designations	G	Site is not within designation
13. National Landscapes and Special Character Areas	G	Site is not within a national Landscape or project area

14. Designations/allocations in Development Plan	G	Site is not within a designation
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ boundary
16. Local Environmental Designations	G	Site is not within a designation
17. Heritage assets	G	Unlikely to impact heritage assets
18. Flood Risk	A	23.4% Surface Water Flooding
19. Distance to Primary School	G	Site is within 400m of Bacton Primary School
20. Distance to Secondary School	R	Site is in excess of 5km of a primary school
21. Distance to GP surgery	G	Site is within 800m of Manor farm surgery
22. Strategic Transport Corridor	A	Site is not within the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	site has no unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been caried out
28. Access to public highway	G	Site has access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	site is not in any designations
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23032
District:	Mid Suffolk
Parish:	Bacton
Site Address	Land to the North and East of Bacton Surgery, Bacton, Suffolk
Approx site area (ha):	15.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	310

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	15.4557 ha
2. Allocation or Permission	Potentially Suitable	No Existing Permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not Flood zone 3
4. Designated land	Potentially Suitable	site is not at all in the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to Settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	A	PROWs on and next to site
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	A	Within Water Recycling Centre Buffer
11. Formal recreation provision	G	Would not impact provision
12. Environmental designations	G	site is not located within or adjoining any designations
13. National Landscapes and Special Character Areas	G	Not within or adjoining a National Landscape or project area

14. Designations/allocations in Development Plan	G	Adjoins Bacton settlement boundary not protected for other use
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Not within designations
16. Local Environmental Designations	G	Not located within any designations listed
17. Heritage assets	A	Adjacent to several listed buildings
18. Flood Risk	A	3% surface water flood risk
19. Distance to Primary School	G	Within 400m of Bacton Primary
20. Distance to Secondary School	R	Site is in excess of 5km from a High school
21. Distance to GP surgery	G	Within 800m of Bacton Surgery
22. Strategic Transport Corridor	A	Not in transport corridor
23. Distance to train station	R	more than 5km from a station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Marginal or unknown
28. Access to public highway	R	No direct or indirect acess
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Not within minerals area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23929
District:	Mid Suffolk
Parish:	Bacton
Site Address	Land To The South West Of Nutwood, The Street, Bacton, Suffolk nearest postcode IP14 4LF
Approx site area (ha):	0.4891
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	1.18% Surface Water Coverage
19. Distance to Primary School	A	Within 800m Bacton Primary School
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	G	Site is less than 800m of Manor Farm Surgery
22. Strategic Transport Corridor	A	Outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24097
District:	Mid Suffolk
Parish:	Bacton
Site Address	Land on the North West Side of The Street, Bacton IP14 4SA
Approx site area (ha):	1
Proposed Use:	Housing
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	covered by approximately 0.9% flood zone 2 and 1.2% flood zone 3 flooding.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Manor Farm Surgery GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided. No title map,
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23974
District:	Mid Suffolk
Parish:	Bacton
Site Address	Land to the south of Wyverstone Road, Bacton, Suffolk
Approx site area (ha):	7.1
Proposed Use:	Housing
Proposed dwellings (if applicable):	115

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Water Recycling Centre.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	there is a possibility of harm to designated heritage assets.
18. Flood Risk	A	7.57% surface water 1.4% flood zone 2 5.4% flood zone 3
19. Distance to Primary School	A	Site is within 401m and 800m of Bacton primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Manor Farm Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24061
District:	Mid Suffolk
Parish:	Bacton
Site Address	Land South of Pretyman Avenue, Bacton, Mid Suffolk
Approx site area (ha):	7.2
Proposed Use:	Housing, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	85

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as has partial commenced permission but the circumstances of the site require further assessment.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form.
6. Coalescence	G	No contribution to coalescence.

7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 4% covered in surface water flooding.
19. Distance to Primary School	G	Site is within 400m of Bacton primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Manor Farm Surgery GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	R	Site does not have direct or indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Badley

SITE ID:	HE22985
District:	Mid Suffolk
Parish:	Badley
Site Address	Cherry Tree Farm, Livery Yard, Badley, Ipswich, IP6 8RN
Approx site area (ha):	0.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary

6. Coalescence	G	Green – No contribution to coalescence.
7. Developable area	G	Cycle network adjacent to site boundary/highway
8. Greenfield/Brownfield	A	Amber – Greenfield site.
9. Agricultural Land Class	A	Wholly grade 3
10. Neighbouring uses	G	Green – There are no neighbouring use issues
11. Formal recreation provision	G	Green – Site would not impact on provision
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within these designations. SSSI impact risk says no need to consult NE
16. Local Environmental Designations	A	Site wholly within 200m buffer of county wildlife site
17. Heritage assets	A	Amber – There is a possibility of harm to designated heritage asset grade II cherry tree farmhouse (adjacent). Opposite Badley Conservation Area.
18. Flood Risk	G	0.5% surface water flood risk.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Amber – Site is within 801m and 5km of Stowmarket and Stowupland secondary schools.
21. Distance to GP surgery	A	Amber – Site is within 800m – 5km of Coms Ford GP.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 800m – 5km of Stowmarket train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – Sole owner - incomplete evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown
28. Access to public highway	G	Green – Site has direct highways access onto B road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23509
District:	Mid Suffolk
Parish:	Badley
Site Address	Land North of Stowmarket Road, Badley, Needham Market, IP6 8RT
Approx site area (ha):	1.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	A	Site is wholly within County Wildlife Site 200m Buffer
17. Heritage assets	A	There is a possibility of harm to designated Heritage assets.
18. Flood Risk	G	0.4% flood zone 2
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 5km of Stowmarket High School + Stowupland High School
21. Distance to GP surgery	A	Within 5km of Needham Market Country Practice + Combs Ford Surgery + Stowhealth
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket Rail Station + Needham Market Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Badwell Ash

SITE ID:	HE23705
District:	Mid Suffolk
Parish:	Badwell Ash
Site Address	Land north of Long Thurlow Road, Badwell Ash
Approx site area (ha):	0.4
Proposed Use:	Housing (C3), Self-Build housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha- 0.5ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent significant built form
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	G	Green – Partly brownfield site- contains an existing dwelling.
9. Agricultural Land Class	A	Amber – Wholly Grade 3.

10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	less than 1% flood risk
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Manor Farm Surgery GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 5km of Elmswell train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Amber – Site is occupied/in use but its current use does not require relocation or the relocation would not take a significant time to achieve. Agricultural/residential.
25. Unimplemented planning permissions	G	Green –No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No assessment.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	A
Comments	

SITE ID:	HE23178
District:	Mid Suffolk
Parish:	Badwell Ash
Site Address	Land off Richer Road, Badwell Ash
Approx site area (ha):	0.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	7

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Badwell Ash settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Half Grade 2 and half Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0.7% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	R	Site does not have direct or indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23219
District:	Mid Suffolk
Parish:	Badwell Ash
Site Address	Land to the south of Long Thurlow Road, Long Thurlow, IP31 3HX
Approx site area (ha):	1.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	22

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within an SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to a Grade 2 listed building, Rowan Cottage
18. Flood Risk	A	Flood Zone 2 - 0% Flood Zone 3 - 0% Surface Water Flooding - 7%
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 5km of Manor Farm GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 5km of Elmswell Train Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct highways access - C Road Long Thurlow Road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23350
District:	Mid Suffolk
Parish:	Badwell Ash
Site Address	3 The Paddocks, Badwell Ash, Bury St. Edmunds, IP31 3LW
Approx site area (ha):	4.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	84

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Badwell Ash settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Part brownfield / part greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	No impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Approximately 9.9% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use (equestrian) but its current use does not require relocation
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	R	Site does not have direct or indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23193
District:	Mid Suffolk
Parish:	Badwell Ash
Site Address	Land Off Westley Way Westley Way Badwell Ash
Approx site area (ha):	6.1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	110

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it has permission but the circumstances of the site require further assessment.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form.
6. Coalescence	G	No contribution to coalescence.

7. Developable area	A	Public Right of Way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 2.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within SSSI impact risk zones. Need to consult NE.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 6% covered in surface water flooding, 16% flood zone 2 and 12% flood zone 3.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23898
District:	Mid Suffolk
Parish:	Badwell Ash
Site Address	Land to East of Sheepgate Lane, Long Thurlow, Badwell Ash, Suffolk
Approx site area (ha):	0.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent significant built form
6. Coalescence	G	No Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 3 Agricultural Land
10. Neighbouring uses	A	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	42.88% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Within 5km Manor Farm Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Within 5km of Elmswell Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete Evidence
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24003
District:	Mid Suffolk
Parish:	Badwell Ash
Site Address	Land South of Wyverstone Rd Long Thurlow
Approx site area (ha):	0.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	7

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form - Long Thurlow
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Site is approximately 34.42% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Manor Farm Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23938
District:	Mid Suffolk
Parish:	Badwell Ash
Site Address	Hawthorns, Long Thurlow, Badwell Ash, Bury St. Edmunds, IP31 3JA
Approx site area (ha):	0.5
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form.
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	No known issues
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets. (Grade 2 Listed Building).
18. Flood Risk	A	7.24% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Manor Farm Surgery.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	R	Site does not have direct or indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23994
District:	Mid Suffolk
Parish:	Badwell Ash
Site Address	Land north of Wyverstone Rd Long Thurlow Suffolk
Approx site area (ha):	0.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	7

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form. Notable gap between Long Thurlow
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	approximately 2.53% covered in surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Manor Farm Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23923
District:	Mid Suffolk
Parish:	Badwell Ash
Site Address	Land on The East Side of Richer Road, Badwell Ash, IP31 3HE
Approx site area (ha):	0.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	2.49% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Within 5km of Elmswell Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is likely viable
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24004
District:	Mid Suffolk
Parish:	Badwell Ash
Site Address	Land South of Wyverstone Rd Long Thurlow
Approx site area (ha):	1
Proposed Use:	Housing
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form of Long Thurlow
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	approximately 33.42% covered surface water area
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Manor Farm Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Barham

SITE ID:	HE23121
District:	Mid Suffolk
Parish:	Barham
Site Address	De Saumarez Drive, Barham, Ipswich, IP6 0SN
Approx site area (ha):	2.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	40

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No evidence of coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly grade 2

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the pumping station
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within Protected Habitats Mitigation Zone and SSSI Impact Risk Zone
16. Local Environmental Designations	A	Site is adjoining county wildlife site
17. Heritage assets	A	There is a possibility of harm to designated grade II
18. Flood Risk	A	19.8% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Claydon and Ormiston secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham Market train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	could be developed immediately
25. Unimplemented planning permissions	A	1 unimplemented permission 0191/17
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23508
District:	Mid Suffolk
Parish:	Barham
Site Address	Land east of Norwich Road, Barham
Approx site area (ha):	25.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	325

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Land is within Grade 2 + 3 + 4 agricultural building
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the neighbouring use.
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones
16. Local Environmental Designations	A	Site is Partially within County Wildlife Sites 200m Buffer
17. Heritage assets	A	There is a possibility of harm to designated heritage assets
18. Flood Risk	G	Under 1% Flood Risk
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Within 5km of Claydon High School + Ormiston Endeavour Academy + Westbourne Academy
21. Distance to GP surgery	A	Within 5km of Needham Market Country Practice
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has Direct Highway Access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23779
District:	Mid Suffolk
Parish:	Barham
Site Address	Land south of Sandy Lane, Barham (nearest postcode IP6 0PB)
Approx site area (ha):	0.6
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	7

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent significant built form.
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and	G	Site is not located within or adjoining national landscape or ‘project area’.

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designation. Sites of Special Scientific Interest impact risk zone and a Protected Habitat Mitigation Zone.
16. Local Environmental Designations	R	Site is wholly located within a designation, county wildlife sites 200m buffer.
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0.5% surface water flooding covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Claydon and Ormiston Endeavour Academy secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market Country Practice GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence submitted
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24208
District:	Mid Suffolk
Parish:	Barham
Site Address	Land East of Norwich Road, Barham
Approx site area (ha):	18.8182
Proposed Use:	Housing, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	300

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Part of the site has permission, but the circumstances of the site require further assessment.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 and 4
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the

		historic landfill on the site. The site also adjoins a current mineral extraction site and waste site
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	A	Site is adjoining a Site of Scientific Interest
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Within SSSI impact risk zone and protected habitats mitigation zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated grade I listed church
18. Flood Risk	G	0% covered
19. Distance to Primary School	A	Part of the site is within 401m and 800m of Claydon primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Claydon secondary school, Westbourne secondary school and Ormiston (Whitton) secondary school.
21. Distance to GP surgery	A	Part of the site is within 800m – 5km of Needham Market GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	G	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	A	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area. Adjoins mineral extraction site and waste site
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Barking

SITE ID:	HE23039
District:	Mid Suffolk
Parish:	Barking
Site Address	Land South of B1078 Barking Ipswich IP68HJ
Approx site area (ha):	0.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is less 0.25ha but could hold up to 5 dwellings
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no planning permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site will not impact on provision

12. Environmental designations	G	Site is not within any designation
13. National Landscapes and Special Character Areas	G	Site is not in a National Landscape or a project area
14. Designations/allocations in Development Plan	G	Site is not within a designation
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ Boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	G	Site will not impact on any Heritage assets
18. Flood Risk	A	1.7% Surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of a primary school
20. Distance to Secondary School	G	site is in excess of 5km of a high school
21. Distance to GP surgery	A	Site is within 800m and 5km of Needham Market Country Practice
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	A	Site is within 800m to 5km of Needham market Train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence submitted
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been completed
28. Access to public highway	G	Site has direct access to the highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not in a Minerals safeguarding area, Minerals consultation area or waste consultation area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23064
District:	Mid Suffolk
Parish:	Barking
Site Address	Land to North of Barking Road, Barking, Ipswich Suffolk
Approx site area (ha):	0.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	18

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	0.9186 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Power lines run through the site, and a PROW is adjacent to the site
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site will not impact on provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and	G	site is not within a national landscape or project area

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact upon nearby listed buildings
18. Flood Risk	G	0% flooding
19. Distance to Primary School	R	Site is in excess of 800m of a primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a high school
21. Distance to GP surgery	A	Site is within 880m to 5km of Needham Market Country Practice
22. Strategic Transport Corridor	A	site is not within the transport corridor
23. Distance to train station	A	Site is within 800m to 5km of Needham Market Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been completed
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is in a mineral consultation area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23043
District:	Mid Suffolk
Parish:	Barking
Site Address	Land West of Willisham Road, Barking IP68HY
Approx site area (ha):	1.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	site is 1.2ha
2. Allocation or Permission	Potentially Suitable	not allocated, no permissions on site

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in flood zone 3
4. Designated land	Potentially Suitable	site is not within a designation

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to built form of Barking Tye
6. Coalescence	G	no contribution to coalescence
7. Developable area	G	no known impacts
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	No impact from neighbouring uses
11. Formal recreation provision	G	no impact on provision
12. Environmental designations	G	not within a designation
13. National Landscapes and Special Character Areas	G	not in a national landscape

14. Designations/allocations in Development Plan	G	Not in a designation
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Not in a designation
16. Local Environmental Designations	G	Not in a designation
17. Heritage assets	A	several listed buildings near to the site
18. Flood Risk	G	0.17% surface water flooding
19. Distance to Primary School	R	site is in excess of 800m from a school
20. Distance to Secondary School	R	site is in excess of 5km from a school
21. Distance to GP surgery	A	Site is within 5km of Needham market country practice
22. Strategic Transport Corridor	A	site is outside the transport corridor
23. Distance to train station	A	site is within 8oom to 5km of Needham Market Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permission on site
26. Site ownership	A	no proof of ownership provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	direct highway access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	site not within a designation
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24099
District:	Mid Suffolk
Parish:	Barking
Site Address	Land to the west of Needham Market Hill House Lane Needham Market Ipswich
Approx site area (ha):	20
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	250

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	R	Operational oil pipeline present in the far northwest corner and UK power network 33kv pole towers running diagonally through west to south on site causing significant issue. Public right of way running through central track adjacent both sides of site, c

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	covered by approximately 4.86% surface water, 0.4% Flood zone 2 and 0.7% flood zone 3 flooding.
19. Distance to Primary School	A	Site is within 401m and 800m of Bosmere Community primary school. Central and northern areas of the site are outside of the zone.
20. Distance to Secondary School	A	Northern area of site is within 801m and 5km of Stowupland secondary school, central and southern areas are outside of this zone.
21. Distance to GP surgery	A	Site is within 800m – 5km of Combs Ford and Needham Market Country Practice GPs.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor, southwest edge of site is outside of this zone.
23. Distance to train station	A	Site is within 800m – 5km of Needham Market train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided. No title map.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	R	Site does not have direct or indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area, central area of the site is not within this zone.
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23843
District:	Mid Suffolk
Parish:	Barking
Site Address	Land South East of Barking Road, Needham Market. Suffolk IP6 8EZ
Approx site area (ha):	4.3
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	60

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 4.2ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable - Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	G	Green – No known issues.

8. Greenfield/Brownfield	A	Amber – Greenfield site.
9. Agricultural Land Class	A	Amber- Grade 2
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber – Site is within a SSSI Impact Risk Zone.
16. Local Environmental Designations	R	Red – Site is partially located within the buffer zone for Chalkeith Road Meadow County Wildlife Site.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	Amber- 0.26% surface water flood risk.
19. Distance to Primary School	A	Amber – Site is within 800m of Bosmere Community primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Green – Site is less than 800m of Needham Market Country Practice GP.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 800m – 5km of Needham Market train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Development is likely viable. assessment undertaken
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Battisford

SITE ID:	HE23025
District:	Mid Suffolk
Parish:	Battisford
Site Address	Land North of Straight Road, Battisford, IP142NB
Approx site area (ha):	0.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 3 agri land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0.9% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Combs Ford Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23173
District:	Mid Suffolk
Parish:	Battisford
Site Address	Land to the South of Mill Road, Battisford Tye, Suffolk, IP14 2LT
Approx site area (ha):	0.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Within significant built form.
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	26.9% surface water covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Combs Ford GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23014
District:	Mid Suffolk
Parish:	Battisford
Site Address	Tye Farm, Straight Road, Battisford, Stowmarket, IP14 2HD
Approx site area (ha):	0.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	immediately opposite significant built form and adjacent to farmhouse
6. Coalescence	G	Does not contribute to coalescence

7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	wholly greenfield
9. Agricultural Land Class	A	Wholly grade 3
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	within SSSI impact risk zone - You do not need to consult Natural England on the proposed development at this location.
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	4.3% covered in SW flood risk
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Within 800m-5km of Combs ford surgery
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Within 800m - 5km of needham market railway station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately - agricultural land
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	no evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown
28. Access to public highway	G	Green – Site has direct access to highway classified unnumbered
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23017
District:	Mid Suffolk
Parish:	Battisford
Site Address	Bakers Farm, Straight Road, Battisford, Stowmarket, IP14 2HR
Approx site area (ha):	2.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	Does not contribute to coalescence

7. Developable area	A	PROW along southern site boundary
8. Greenfield/Brownfield	A	wholly greenfield
9. Agricultural Land Class	A	Wholly grade 3
10. Neighbouring uses	G	Green – There are no neighbouring use issues
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Wholly within SSSI impact risk zone - You do not need to consult Natural England on the proposed development at this location.
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	no flood issues
19. Distance to Primary School	R	In excess of 801m from a primary school
20. Distance to Secondary School	A	Approx 40% of site is within 801-5km of Stowmarket high school
21. Distance to GP surgery	A	within 801m-5km of Combs Frod GP surgery
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	In excess of 5km of railway station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Green –No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown
28. Access to public highway	G	Direct access onto highway - classified unnumbered
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24010
District:	Mid Suffolk
Parish:	Battisford
Site Address	Land South Of Junction Straight Road And Valley Road Battisford
Approx site area (ha):	1.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and	G	Site is not located within or adjoining national landscape or ‘project area’

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Site is approximately 4.94% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Combs Ford Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham Market train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24006
District:	Mid Suffolk
Parish:	Battisford
Site Address	Land East Of Stoke Farm ,Straight Road , Battisford Tye
Approx site area (ha):	3.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form - Battisford Tye
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Site in approximately 3.04% covered surface water flooding area
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Combs Ford Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24091
District:	Mid Suffolk
Parish:	Battisford
Site Address	Land east of Bowl Road, Battisford Tye, Stowmarket, IP14 2LG
Approx site area (ha):	0.7911
Proposed Use:	Housing
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	0.7911 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to significant built form.
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or project area

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ boundary
16. Local Environmental Designations	G	Site is not within any denigrations
17. Heritage assets	A	Site may impact upon nearby listed buildings
18. Flood Risk	A	12.87% Surface water Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a primary school
20. Distance to Secondary School	A	Site is within 800m to 5km of Stowmarket High School
21. Distance to GP surgery	A	Site is within 800m to 5km of Combs Ford Surgery
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within any designations
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24012
District:	Mid Suffolk
Parish:	Battisford
Site Address	Land Adjacent To Play Area , Straight Road , Battisford Tye
Approx site area (ha):	0.9873
Proposed Use:	Housing
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly withing Grade 3 agricultural land
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Water Recycling Centre (adjacent)
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly withing SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Site has approximately 2.48% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Combs Ford Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Baylham

SITE ID:	HE23332
District:	Mid Suffolk
Parish:	Baylham
Site Address	Land and Barns rear of, Hill Farm, Homechurch, Baylham IP6 8JR
Approx site area (ha):	0.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission or is allocated.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) / significant built form.
6. Coalescence	G	No contribution to coalescence.

7. Developable area	R	Operational Oil Pipe present on site causing significant issue.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly in Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site is wholly located within a Baylham Local Landscape Sensitivity.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones. Need to consult NE.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 14% covered in surface water flooding only.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Claydon secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market Country Practice GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Needham Market train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	A	Site has indirect access to a classified road through an unknown road.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23538
District:	Mid Suffolk
Parish:	Baylham
Site Address	Land north of Upper Street, Baylham
Approx site area (ha):	1.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha (1.4607 ha)
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated. It does have Full Planning Permission DC/25/01466- Change of use of land to equestrian and siting of field shelter. This however does not prevent

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Potentially Suitable – site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form.

6. Coalescence	G	Green – No contribution to coalescence.
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site. The site is agricultural/equestrian.
9. Agricultural Land Class	A	Amber – Partly Grades 2 and 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Green – Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Red – Site is located within an area of Local Landscape Sensitivity.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	The site is located within the Protected Habitats Zone of Influence.
16. Local Environmental Designations	A	Amber – Site is within 200m of Baylham Churchyard County Wildlife Site.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Claydon High School secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Needham Market Country Practice GP.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 5km of Needham Market train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately. It is an arable agricultural field.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions. DC/25/01466- Change of use of land to equestrian has only recently been granted.
26. Site ownership	G	Green – Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Development is likely viable. assessment undertaken
28. Access to public highway	G	Green – Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23950
District:	Mid Suffolk
Parish:	Baylham
Site Address	Moat Farm Barns Moat Farm Baylham, Ipswich, IP6 8JW
Approx site area (ha):	0.8778
Proposed Use:	Housing
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	G	Brownfield
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site is wholly located within a Local Landscape Sensitivity Zone.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a PHMZ Zone
16. Local Environmental Designations	A	Site is partially adjoining a 200m buffer of a County Wildlife Site.
17. Heritage assets	A	There is a possibility of harm to designated heritage asset. (Grade 2 Listed Building).
18. Flood Risk	A	35.28% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Claydon secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market County Practice.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham Market train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	A	Up to two expired permissions in the last 10 years. Has multiple applications refused within the last few months. DC/25/04605 and DC/25/04606
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Bedfield

SITE ID:	HE23275
District:	Mid Suffolk
Parish:	Bedfield
Site Address	Bedfield, Mid Suffolk, Suffolk, England, IP13 7JH, United Kingdom
Approx site area (ha):	0.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	4

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	site is above 0.25ha or has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further Assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	site is not at all located within the designation

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	no known site-specific issues.
8. Greenfield/Brownfield	A	greenfield site.
9. Agricultural Land Class	A	Wholly grade 3
10. Neighbouring uses	G	there are no neighbouring use issues.

11. Formal recreation provision	G	site would not impact on provision
12. Environmental designations	G	site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	site is not located within/adjoining a designation or within a national landscape 'project area'
14. Designations/allocations in Development Plan	G	site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	site is not within this designation
16. Local Environmental Designations	G	site is not located wholly within any designations listed.
17. Heritage assets	G	no potential harm.
18. Flood Risk	A	34.7% surface water flooding
19. Distance to Primary School	A	site is within 401 and 800m of a Bedfield primary school.
20. Distance to Secondary School	R	site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	A	up to two expired permissions in the last 10 years. DC/22/04177-outline.
26. Site ownership	G	full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown.
28. Access to public highway	G	Site is adjacent to a classified road.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23203
District:	Mid Suffolk
Parish:	Bedfield
Site Address	Land at Earl Soham Road Bedfield Suffolk IP13 7EF
Approx site area (ha):	1.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form.
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Approximately 5.9% covered by surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Thomas Mills High secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24080
District:	Mid Suffolk
Parish:	Bedfield
Site Address	Land West of Earl Soham Road Bedfield IP13 7SJ
Approx site area (ha):	0.4978
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	A	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 3% covered in surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Thoma Mills High School.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23751
District:	Mid Suffolk
Parish:	Bedfield
Site Address	Lodge Farm, Southolt Road, Bedfield, Woodbridge, IP13 7HH
Approx site area (ha):	0.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Bedfield Long Green settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Water Recycling Centre.

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	approximately 3.22% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23753
District:	Mid Suffolk
Parish:	Bedfield
Site Address	Land west of Cemetery Rd, Bedfield, Suffolk, IP13 7EA
Approx site area (ha):	0.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	greater than 0.25 Ha
2. Allocation or Permission	Potentially Suitable	not allocated. no extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 4
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	does not contribute to coalescence
7. Developable area	A	PROW along site boundary causing less than significant issue
8. Greenfield/Brownfield	A	greenfield
9. Agricultural Land Class	A	wholly grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	no impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and	G	Site is not located within/adjoining national landscape or ‘project area’.

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	within SSSI impact risk zone - You do not need to consult Natural England on the proposed development at this location.
16. Local Environmental Designations	G	site is not located wholly or partially within any designations listed.
17. Heritage assets	G	no potential impact
18. Flood Risk	A	10.92% SW Flood, 0% FZ2 & 3
19. Distance to Primary School	G	within 400m (adjacent) to Bedfield primary school
20. Distance to Secondary School	R	in excess of 5km of secondary school
21. Distance to GP surgery	R	in excess of 5km from GP
22. Strategic Transport Corridor	A	not within strategic transport corridor
23. Distance to train station	R	in excess of 5km from train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	None
26. Site ownership	A	Not evidenced
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	marginal or unknown
28. Access to public highway	G	direct access onto classified unnumbered
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23726
District:	Mid Suffolk
Parish:	Bedfield
Site Address	Land off Cemetery Road, Bedfield, Suffolk, IP13 7EA
Approx site area (ha):	1.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	26

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Bedfield settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area’
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	approximately 3.17% covered surface water flooding
19. Distance to Primary School	G	Site is within 400m of Bedfield Church of England Primary School
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23808
District:	Mid Suffolk
Parish:	Bedingfield
Site Address	Land fronting Eye Road, Kenton (nearest postcode being IP23 7LH)
Approx site area (ha):	1.6
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	24

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site is wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	approximately 1.6% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Debenham High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Debenham Group Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Bedingfield

SITE ID:	HE23814
District:	Mid Suffolk
Parish:	Bedingfield
Site Address	Old Station Yard, Eye Road, Kenton (nearest postcode being IP23 7LH)
Approx site area (ha):	1.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	7

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site has permission but the circumstances of the site require further assessment.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Brownfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	approximately 6.47% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Debenham High School.
21. Distance to GP surgery	A	Site is within 800m – 5km of Debenham Group Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant (apart from the existing 9 dwellings to be retained)
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Beyton

SITE ID:	HE23481
District:	Mid Suffolk
Parish:	Beyton
Site Address	Land North of Field House, Church Road, Beyton, IP30 9AA
Approx site area (ha):	1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	18

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	PROW on edge of site no known issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Partly Grades 2 and 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	R	Site is wholly located within Local Landscape Sensitivity + Partially in Conservation Area
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm as the site is adjacent a conservation area and may affect designated or non-designated heritage assets.
18. Flood Risk	G	0% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801 and 5km of Thurston Community College
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Thurston Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	No Viability Assessment provided
28. Access to public highway	G	Site has direct highways access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23497
District:	Mid Suffolk
Parish:	Beyton
Site Address	Land south of Bury Road, Beyton, IP30 9AB
Approx site area (ha):	1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	18

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 2 + 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	R	Site is wholly located within Local Landscape Sensitivity and adjoining Housing Allocation
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	7.1% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Sybil Andrews Academy + Thurston Community College
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Thurston Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	A	Site has indirect access to a classified road through another site which is also promoted for development.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23492
District:	Mid Suffolk
Parish:	Beyton
Site Address	Land South of Beyton Garage, Church Road, Beyton, IP30 9AA
Approx site area (ha):	1.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	PROW on edge of Site, no other issues.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 2 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area
14. Designations/allocations in Development Plan	R	Site is located within Local Landscape Sensitivity and Conservation Area
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	R	There is a strong possibility of harm to designated heritage asset.
18. Flood Risk	G	0.8% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Thurston Community College
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Thurston Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24158
District:	Mid Suffolk
Parish:	Beyton
Site Address	Land south of Bury Road (to the rear of The Birches), Beyton
Approx site area (ha):	1.4
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.4226 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	Site will not contribute to coalescence
7. Developable area	G	No Known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are neighbouring use issues
11. Formal recreation provision	G	would not result in loss of provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or a project area

14. Designations/allocations in Development Plan	R	Site is in an area of local landscape sensitivity, is adjacent to green space and conservation area are nearby
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within any designations
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	G	no impact
18. Flood Risk	A	0.96% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a primary school
20. Distance to Secondary School	A	Site is within 800m to 5km of Thurston Community College and Sybil Andrew Academy
21. Distance to GP surgery	A	Site is within 800m to 5km of Woolpit health Centre
22. Strategic Transport Corridor	G	Site is within the transport corridor
23. Distance to train station	A	Site is within 800m to 5km of Thurston Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24024
District:	Mid Suffolk
Parish:	Beyton
Site Address	Beyton Grange, The Green, Beyton, Bury St. Edmunds, IP30 9AF
Approx site area (ha):	12.5038
Proposed Use:	Housing, Commercial, Green Infrastructure
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Beyton settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site is wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining Conservation Area and Housing Allocation site
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated Conservation Area adjoining the site
18. Flood Risk	A	Surface water 1.88% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Thurston Community College
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Thurston train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24161
District:	Mid Suffolk
Parish:	Beyton
Site Address	Beyton Grange, The Green, Beyton, Bury St. Edmunds, IP30 9AF
Approx site area (ha):	12.9142
Proposed Use:	Housing, Commercial
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	12.9142 ha
2. Allocation or Permission	Potentially Suitable	A small part of the site has a commenced permission, but the rest of the site still need to be assessed.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	4.8% in flood zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Site is within a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	A public right of way runs through the site
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision

12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within a National Landscape or a project area
14. Designations/allocations in Development Plan	A	Site is in a conservation area
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is in an IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site is within a conservation area and is near to several Heritage assets
18. Flood Risk	A	1.88% Surface Water 4.8% Flood Zone 3
19. Distance to Primary School	R	Site is in excess of 800m from a primary school
20. Distance to Secondary School	A	Site is within 800m to 5km of Thurston Community College
21. Distance to GP surgery	A	Site is within 800m to 5km of Woolpit Health Centre
22. Strategic Transport Corridor	G	Site is within the transport corridor
23. Distance to train station	A	Site is within 800m to 5km of Thurston Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23871
District:	Mid Suffolk
Parish:	Beyton
Site Address	Land south of the A14, west of Beyton Bury St Edmunds IP30 9AW
Approx site area (ha):	17.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	350

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 17.2 ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form.
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	G	Green – No known issues.

8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber – Wholly Grade 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	R	Red – There is a strong possibility of harm to designated heritage asset.
18. Flood Risk	A	Amber – 14.5% surface water flood risk, 1.3% Flood Zone 2, 2.2% Flood Zone 3.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Thurston Community College and Sybil Andrews Academy secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Woolpit Health Centre GP.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 5km of Thurston train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately. Agricultural land.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23784
District:	Mid Suffolk
Parish:	Beyton
Site Address	Land South of Thurston Sixth Beyton Campus, Drinkstone Road, Beyton
Approx site area (ha):	7.1
Proposed Use:	Housing
Proposed dwellings (if applicable):	70

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	7.1468 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	6.6% in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Frade 2 and3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within National Landscape or project area

14. Designations/allocations in Development Plan	A	Site is in an area of local landscape sensitivity
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact upon nearby heritage assets
18. Flood Risk	A	13.54 Surface Water Flooding 3.8 Flood Zone 2 6.6 Flood Zone 3
19. Distance to Primary School	R	Site is in excess of 800m of a primary school
20. Distance to Secondary School	A	Site within 800m and 5km of Thurston Community College
21. Distance to GP surgery	A	Site is within 800m and 5km of Woolpit health centre
22. Strategic Transport Corridor	A	Site is within the transport corridor
23. Distance to train station	A	Site is within 800m and 5km of Thurston station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Botesdale & Rickinghall

SITE ID:	HE23114
District:	Mid Suffolk
Parish:	Botesdale and Rickinghall
Site Address	Land south of Bury Road, Rickinghall
Approx site area (ha):	0.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans and Neighbourhood Plans) or significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining green space.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within Protected Habitats Mitigation Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to non designated heritage assets and the conservation area.
18. Flood Risk	A	10.4% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Botesdale GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is within a Minerals Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23116
District:	Mid Suffolk
Parish:	Botesdale and Rickinghall
Site Address	Land west of Rectory Hill, Rickinghall
Approx site area (ha):	2.7
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining open space
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Mitigation Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	There is a possibility of harm to the conservation area
18. Flood Risk	A	2% Surface Water Flooding and 4.2% Flood Zone 3
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Botesdale GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23110
District:	Mid Suffolk
Parish:	Botesdale and Rickinghall
Site Address	Land North of Garden House Lane, Rickinghall, Diss, IP22 1EA
Approx site area (ha):	6.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	60

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence.
7. Developable area	A	Public rights of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly grade 3

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Viewpoint present on site and adjoining housing allocation.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Within Protected Habitats Mitigation Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated listed buildings and the conservation area where the site is located behind.
18. Flood Risk	A	8.4% Surface Water Flooding.
19. Distance to Primary School	A	Site is within 401m and 800m of St Botolph's (Botesdale) primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Botesdale GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23438
District:	Mid Suffolk
Parish:	Botesdale and Rickinghall
Site Address	Land east of Mill Lane, Rickinghall, Diss,IP22 1HQ
Approx site area (ha):	18.7
Proposed Use:	Housing (C3), Supported and special needs housing
Proposed dwellings (if applicable):	225

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	No evidence of Coalenscence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly or Partly Grades 1, 2 and or 3.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site has viewpoints overlooking and adjoining green space and local landscape sensitivity
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within Protected Habitats Mitigation Zone and SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets.
18. Flood Risk	A	5.4% Surface Water Flooding, 28.7% Flood Zone 2 and Flood Zone 3 11.9%
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Botesdale GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area and/or a Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24175
District:	Mid Suffolk
Parish:	Botesdale and Rickinghall
Site Address	Diss Road, Botesdale, IP22 1DE
Approx site area (ha):	18.2
Proposed Use:	Housing, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	250

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues

8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	R	Site is wholly located within a Local Landscape Sensitivity Area designated within a Neighbourhood Plan
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a Protect Habitat Mitigation Zone and SSSI Impact Risk Zone
16. Local Environmental Designations	A	Site is partially adjoining a County Wildlife Site
17. Heritage assets	A	There is a possibility of harm to a non-designated heritage assets
18. Flood Risk	A	Approximately Surface Water Flooding 3.57%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	A	Site is within 401m and 800m of Hadleigh Community Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Hadleigh High School
21. Distance to GP surgery	A	Site is within 800m – 5km Hadleigh Boxford Group Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24044
District:	Mid Suffolk
Parish:	Botesdale and Rickinghall
Site Address	Land east of Mill Lane, Rickinghall, Diss, IP22 1HQ
Approx site area (ha):	2.2
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	50

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area’.

14. Designations/allocations in Development Plan	A	Site is adjoining an area of green space.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a a PHMZ Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No Potential Harm
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Botesdale Health Centre.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24236
District:	Mid Suffolk
Parish:	Botesdale and Rickinghall
Site Address	Diss Road, Botesdale, IP22 1DE
Approx site area (ha):	4.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	94

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the water recycling centre

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Viewpoint overlooking the site and adjoining community facility and housing allocation
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Within protected habitats mitigation zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	R	There is a strong possibility of harm to the conservation which overlaps part of the site. There is also possible harm to designated grade II and II* listed buildings, as well as non-designated heritage assets
18. Flood Risk	G	0.79% surface water flooding
19. Distance to Primary School	G	Site is within 400m of Botesdale primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Botesdale GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23537
District:	Mid Suffolk
Parish:	Botesdale and Rickinghall
Site Address	Land to the South of The Street, Rickinghall
Approx site area (ha):	13.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	100

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Further assessment required – Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	A public right of way runs through the site
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Greenfield site
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations

13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or project area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a PHMZ and a IRZ Boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site adjoins a Conservation Area and has multiple listed builds nearby
18. Flood Risk	A	0.01% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a School
20. Distance to Secondary School	R	Site is in excess of 5km from a School
21. Distance to GP surgery	A	Site is within 800m to 5km of Botesdale health Centre
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Bramford

SITE ID:	HE23161
District:	Mid Suffolk
Parish:	Bramford
Site Address	Rushbrook Mill, Paper Mill Lane, Bramford, IP8 4BF
Approx site area (ha):	0.1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	0.1179 ha but 8 houses are proposed
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	64.4% in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	A public right of way runs through the site
8. Greenfield/Brownfield	G	Brownfield site
9. Agricultural Land Class	G	Grade 4 land
10. Neighbouring uses	A	A historic landfill is near to the site
11. Formal recreation provision	G	Site will not impact upon provision
12. Environmental designations	G	Site is not within any designations

13. National Landscapes and Special Character Areas	G	Site is not within any designations
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a PHMZ and an IRZ boundary
16. Local Environmental Designations	A	Site is adjacent to a county wildlife site
17. Heritage assets	G	Site will not impact upon any heritage assets
18. Flood Risk	R	0.2% Surface Water 59.7% Flood Zone 2 4.7% Flood Zone 3
19. Distance to Primary School	R	Site is in excess of 800m from a school
20. Distance to Secondary School	A	Site is within 800m to 5km of Claydon High School, Westbourne academy and Ormiston Endeavour Academy
21. Distance to GP surgery	R	Site is in excess of 5km from a GP Surgery
22. Strategic Transport Corridor	G	Site is within the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	The site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has been carried out
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23250
District:	Mid Suffolk
Parish:	Bramford
Site Address	Elm House, Paper Mill Lane, Bramford, Ipswich, IP8 4DD
Approx site area (ha):	0.1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	7

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Brownfield site
9. Agricultural Land Class	G	Grade 4

10. Neighbouring uses	A	Site is adjacent to a historic landfill site
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a Protect Habitat Mitigation Zone and SSSI Impact Risk Zone
16. Local Environmental Designations	R	Site is wholly located within a County Wildlife Site
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Surface Water Flooding 5% Flood Zone 2 20.8% Flood Zone 3 2.9%
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston Endeavour Academy, Westbourne Academy and Claydon High School
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but its current use does not require relocation
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23257
District:	Mid Suffolk
Parish:	Bramford
Site Address	111A Paper Mill Lane, Bramford, Ipswich, IP8 4BU
Approx site area (ha):	0.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Brownfield site

9. Agricultural Land Class	G	Grade 4
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a Protect Habitat Mitigation Zone and SSSI Impact Risk Zone
16. Local Environmental Designations	A	Site is partially adjoining a County Wildlife Site Buffer
17. Heritage assets	A	No potential harm
18. Flood Risk	G	Approximately Surface Water Flooding 0%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston Endeavour Academy, Chantry Academy, Westbourne Academy and Claydon High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Pinewood Surgery, Ipswich
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Ipswich Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use, but its current use does not require relocation
25. Unimplemented planning permissions	A	Up to two expired permissions in the last 10 years
26. Site ownership	G	Full evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23397
District:	Mid Suffolk
Parish:	Bramford
Site Address	By-pass Nurseries, Bramford Road, Bramford, Suffolk
Approx site area (ha):	1.5
Proposed Use:	Housing (C3), Supported and special needs housing, Mixed use
Proposed dwellings (if applicable):	40

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha - 1.5ha developable
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Bramford settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Brownfield site
9. Agricultural Land Class	G	Mostly Grade 4 but small corner of site is Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within PHZ and SSSI Impact Risk Assessment
16. Local Environmental Designations	R	Site is within 200m of wildlife buffer zone
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Approximately 11.1% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Bramford C of E primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston Endeavour Academy secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Pinewood Surgery GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23371
District:	Mid Suffolk
Parish:	Bramford
Site Address	Paper Mill Farm, Paper Mill Lane, Bramford, IP8 4DE
Approx site area (ha):	2.6
Proposed Use:	Mixed use
Proposed dwellings (if applicable):	24

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public Right of Way present on site causing less than significant issue.
8. Greenfield/Brownfield	G	Partly brownfield site.

9. Agricultural Land Class	G	Mainly Grade 4 but also Grade 3.
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with Historic Land Fill.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones.
16. Local Environmental Designations	A	Site is wholly adjoining a River Gipping County Wildlife Site.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	0% surface water 1% in flood zone 2 0.2% in flood zone 3.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston Endeavour Academy, Westbourne and Claydon secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	A	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23108
District:	Mid Suffolk
Parish:	Bramford
Site Address	Land at the former Scotts/Fisons Site Paper Mill Lane, Bramford, IP8 4BZ
Approx site area (ha):	4.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	98

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	Would not lead to coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	G	Brownfield site
9. Agricultural Land Class	G	Wholly grade 4
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within Protected Habitats Mitigated Zone and SSSI Impact Risk Zone.
16. Local Environmental Designations	R	Site is adjacent county wildlife site.
17. Heritage assets	R	There is a strong possibility of harm to grade II listed buildings.
18. Flood Risk	A	4.4% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Claydon secondary school, Westbourne academy and Ormiston academy.
21. Distance to GP surgery	A	Site is within 800m – 5km of Pinewood GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	G	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	A	Up to two expired permissions in the last 10 years - 2700/12
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23546
District:	Mid Suffolk
Parish:	Bramford
Site Address	Land East of Bramford Road, Bramford Suffolk IP8 4AY
Approx site area (ha):	10.2
Proposed Use:	Housing (C3), Supported and special needs housing
Proposed dwellings (if applicable):	139

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha (10.2278 ha)
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated and has no extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	Green – No evidence of Coalescence
7. Developable area	A	Amber – Public Rights of Way present on site causing less than significant issue.

8. Greenfield/Brownfield	A	Amber – Greenfield site. (Agricultural land)
9. Agricultural Land Class	A	Amber – Partly Grade 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber – Site is wholly located within a designation- Stour and Orwell Estuaries Special Protection Area and SSSI Impact Risk Zone.
16. Local Environmental Designations	A	Amber – Site is partially within the 200m buffer zone for Hazel Wood County Wildlife Site.
17. Heritage assets	A	Amber – There is a possibility of harm to designated heritage asset- Grade II Listed The Gables west of the site.
18. Flood Risk	A	1.6% surface water
19. Distance to Primary School	A	Amber – Site is within 800m of Whitehouse Community primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Ormiston Endeavour Academy, Chantry Academy, Stoke High/Ormiston Academy, Northgate High, Westbourne Academy and Claydon High secondary schools.
21. Distance to GP surgery	A	Amber – Site is within 5km of Pinewood Surgery GP.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 5km of Ipswich train station. (3.5km)
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately (agricultural land)
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23188
District:	Mid Suffolk
Parish:	Bramford
Site Address	Land at Dairy Farm, Bramford Suffolk IP8 4NN
Approx site area (ha):	18.9
Proposed Use:	Mixed use
Proposed dwellings (if applicable):	378

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	A	National Grid, 132kv and ukpn 33kv tower poles present on site causing less than significant issue.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 2.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones. Need to consult NE.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 4% covered in surface water flooding, 3% covered in flood zone 2 and 24% in flood zone 3.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston, Westbourne and Calydon secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Pinewood Surgery GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23347
District:	Mid Suffolk
Parish:	Bramford
Site Address	Land to the west of Loraine Way, Bramford
Approx site area (ha):	19
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	350

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Bramford settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	No impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within PHZ and SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No harm
18. Flood Risk	G	0.5% covered surface water flooding
19. Distance to Primary School	G	Site is within 400m of Bramford Church of England Voluntary Controlled primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston Endeavour Academy
21. Distance to GP surgery	A	Site is within 800m – 5km of Pinewood Surgery, Ipswich GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Ipswich train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Development is likely viable. assessment carried out
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24211
District:	Mid Suffolk
Parish:	Bramford
Site Address	Land On The West Side of Somersham Road, Bramford, Ipswich, IP8 4JR
Approx site area (ha):	0.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	G	Brownfield
9. Agricultural Land Class	A	Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within SSSI impact risk zone and protected habitat mitigation zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated grade II listed buildings
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Claydon secondary school, Westbourne secondary school and Ormiston (Whitton) secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Pinewood GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete evidence
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23788
District:	Mid Suffolk
Parish:	Bramford
Site Address	Land to the east of Somersham Road, Bramford (nearest postcode IP8 4NS)
Approx site area (ha):	1.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.3147 ha
2. Allocation or Permission	Potentially Suitable	Site is not located and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 land
10. Neighbouring uses	A	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or a project area

14. Designations/allocations in Development Plan	G	site is not within these designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a phmz and an IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	G	No impact upon any heritage assets
18. Flood Risk	A	0.73% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a school
20. Distance to Secondary School	A	Site is within 800m to 5km of Ormiston Endeavour Academy, Westbourne academy and Claydon High School
21. Distance to GP surgery	A	Site is within 800m to 5km of Pinewood Surgery
22. Strategic Transport Corridor	G	Site is within the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23756
District:	Mid Suffolk
Parish:	Bramford
Site Address	Rutters Farm, Somersham Road, Bramford, Ipswich, IP8 4NS
Approx site area (ha):	1.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated/has extant permission . Form states it is allocated within development plan, but I cannot see it is.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	0% FZ3
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	does not contribute to coalescence
7. Developable area	A	PROW through site, causing less than significant issue.

8. Greenfield/Brownfield	A	greenfield, vacant
9. Agricultural Land Class	A	wholly grade 2
10. Neighbouring uses	G	There are no neighbouring use issues. opposite site is glass bank (within school car park)
11. Formal recreation provision	G	does not impact provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Within PHMZ - Stour and Orwell Esturaries Special Protection Area and Ramsar site and the Deben Estuary Special Protection Area and Ramsar site 13km Zone of Influence Within SSSI impact risk zone - Statutory Advice present
16. Local Environmental Designations	G	site is not located wholly or partially within any designations listed.
17. Heritage assets	G	no potential harm
18. Flood Risk	A	33.72% SW flood, 0% FZ2 & 3
19. Distance to Primary School	G	within 400m of Bramford Cof E primary school
20. Distance to Secondary School	A	Within 5km buffer for Claydon High School, Ormiston Academy, Westbourne or Chantry High
21. Distance to GP surgery	A	Within 5km of Pinewood Surgery
22. Strategic Transport Corridor	A	Within strategic transport corridor
23. Distance to train station	A	Within 5km of Ipswich train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	None
26. Site ownership	A	Not evidenced -
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	marginal or unknown
28. Access to public highway	G	Direct access onto B road & unclassified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Within minerals consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24107
District:	Mid Suffolk
Parish:	Bramford
Site Address	Land West of Loraine Way, Bramford
Approx site area (ha):	6.9
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	110

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	A	Public right of way running through centre of site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designated Sites of Special Scientific Interest and Protected Habitat Mitigation Zone.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0.10% covered by surface water flooding.
19. Distance to Primary School	G	Site is within 400m of Bramford Church of England voluntary controlled primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston Endeavour Academy, Claydon High, Chantry Academy and Westbourne Academy secondary schools.
21. Distance to GP surgery	A	Site is within 800m – 5km of Pinewood Surgery GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Ipswich train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No Evidence
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area. Northern point of the site is outside of the zone.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Brome & Oakley

SITE ID:	HE23702
District:	Mid Suffolk
Parish:	Brome & Oakley
Site Address	Land south of the B1118, Brome and Oakley
Approx site area (ha):	0.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site is partially allocated but the circumstances of the site require further assessment.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Green – Within a settlement boundary and significant built form.
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.

9. Agricultural Land Class	A	Amber – Wholly Grade 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Red – Site is partially located within a Neighbourhood Plan designation, policy DDNP13.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within these designations
16. Local Environmental Designations	G	Green – Site is not within these designations
17. Heritage assets	A	Amber – there is a possibility of harm to designated heritage asset to the east- Grade II listed Weaver's Cottage.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Hartismere secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Eye Health Centre GP.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 5km of Diss train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately- agricultural land
25. Unimplemented planning permissions	G	Green –No unimplemented permissions
26. Site ownership	A	Amber – No evidence provided.

RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23437
District:	Mid Suffolk
Parish:	Brome & Oakley
Site Address	Land west of The Homestead, Lower Oakley, IP21 4AQ
Approx site area (ha):	0.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within SSSI Impact Risk Zone and Protected Habitats Mitigation Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets.
18. Flood Risk	G	0% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Diss and Hartismere secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye Health Care GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Diss train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area and/or a Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23433
District:	Mid Suffolk
Parish:	Brome & Oakley
Site Address	Land west of Nick's Lane, Brome, IP23 8AN
Approx site area (ha):	0.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly grades 3.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is partially or wholly located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	ite is within 801m and 5km of Hartismere and Diss secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of eye health centre GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Diss train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	A	Up to two expired permissions in the last 10 years.
26. Site ownership	A	No or incomplete evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23436
District:	Mid Suffolk
Parish:	Brome & Oakley
Site Address	Land west of Low Road, Lower Oakley
Approx site area (ha):	0.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	A	Some contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Partly grade 3 and 4
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within the SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated grade II heritage assets.
18. Flood Risk	A	2.5% Surface Water Flooding, 28.7% Flood Zone 2 and 1.6% Flood Zone 3
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hartismere secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye Health Care GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Diss train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area and/or a Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23451
District:	Mid Suffolk
Parish:	Brome & Oakley
Site Address	Land south of Rectory Road, Brome, IP23 8AH
Approx site area (ha):	0.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	13

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjoins built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Diss and Hartismere secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye Health Care
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Diss train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area and/or a Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23423
District:	Mid Suffolk
Parish:	Brome & Oakley
Site Address	Land east of The Homestead, IP23
Approx site area (ha):	2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Oakley settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets - Grade II* opposite and Grade II either side of site
18. Flood Risk	G	0% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Diss High School.
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye Health Centre.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Diss train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23417
District:	Mid Suffolk
Parish:	Brome & Oakley
Site Address	Land east of A140 & North of B1077, Eye, IP23 8AL
Approx site area (ha):	5.9
Proposed Use:	Housing (C3), Supported and special needs housing
Proposed dwellings (if applicable):	168

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	adjacent to built form of Brome
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Half Grade 2 half Grade 3
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the in-line PS designation
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	R	Site is wholly within Eye Airfield (SratEmp)
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI impact risk zone
16. Local Environmental Designations	R	Site is partially within 200m wildlife buffer (Bromefield rich grass area)
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 3.4% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Diss High School.
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye Health Centre
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Diss train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Claydon

SITE ID:	HE23379
District:	Mid Suffolk
Parish:	Claydon
Site Address	Land and Buildings Lying to the North West of Paper Mill Lane, Claydon, Ipswich, IP6 0BE
Approx site area (ha):	0.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	0.6436 ha .3 ha developable land
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	0% flooding
4. Designated land	Potentially Suitable	not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary or significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	70% greenfield 30% brownfield
9. Agricultural Land Class	A	Partly Grade 3 and partly Grade 4
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact on recreation
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or ‘project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	wholly located within SSSI Impact Risk Zone and Mods PHMZ
16. Local Environmental Designations	R	wholly located within County Wildlife Site 200m buffer zone
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	23% surface water flood risk coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	G	Site is within 800m of Claydon High School
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence given
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23373
District:	Mid Suffolk
Parish:	Claydon
Site Address	Land east of Hazel Rise, Claydon IP6 0DB
Approx site area (ha):	4.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	35

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Claydon Quarry Historic Landfill and Water Recycling Centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 3% covered in surface water flooding.
19. Distance to Primary School	A	Site is within 401m and 800m of Claydon primary school.
20. Distance to Secondary School	G	Site is within 800m of Claydon High secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	A	Site has indirect access to a classified road through another site which is also promoted for development.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23701
District:	Mid Suffolk
Parish:	Claydon
Site Address	Land south of Church Lane, Claydon
Approx site area (ha):	6.25
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	75

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha- 6.26 ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it has permission but the circumstances of the site require further assessment. Reserved Matters permission DC/22/01274.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence

7. Developable area	A	Amber – public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber – Partly Grade 2.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber – Site is in the Impact Risk Zones for Sites of Special Scientific Interest- Residential: Residential development of 50 units or more. The site is also in the Stour and Orwell Esturaries Special Protection Area and Ramsar site and the Deben Estuary
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	Amber – approximately 4.8% surface water flood risk.
19. Distance to Primary School	A	Amber – Site is within 800m of Claydon primary school.
20. Distance to Secondary School	G	Green – Site is within 800m of Ormiston Endeavour Academy secondary school.
21. Distance to GP surgery	R	Red – Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately as it is agricultural land.
25. Unimplemented planning permissions	A	Amber – Multiple implemented and non-implemented permissions in the last 10 years
26. Site ownership	A	Amber – No or incomplete evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23143
District:	Mid Suffolk
Parish:	Claydon
Site Address	Whitton Phase 2, Old Norwich Road, Whitton IP1 6LQ
Approx site area (ha):	9.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	150

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent significant built form
6. Coalescence	G	No Coalescence
7. Developable area	A	132kv poles-towers present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a Protected Habitats Zone of Influence and SSSI impact risk zones.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	Less than 1% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Within 5km to Claydon High School + Westbourne Academy + Ormiston Endeavour Academy
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	G	Within 5km of Ipswich Train Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	No Viability Assessment was provided but have stated that one has been produced. Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24110
District:	Mid Suffolk
Parish:	Claydon
Site Address	Old Ipswich Road, Claydon, Ipswich, IP6
Approx site area (ha):	16.8
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	200

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	R	Abandoned Oil pipeline running through the southern area of the site present on site causing significant issue. Public right of way running around the west and north edges of the site, causing less than significant issue.
8. Greenfield/Brownfield	A	Wholly Greenfield Site

9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designated Protected Habitat Mitigation zone and a Sites of Special Scientific Interest area.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets, Grade II listed buildings adjoining the northwest of the site.
18. Flood Risk	A	covered approximately by 2.08% surface water and 2.7% flood zone 2.
19. Distance to Primary School	A	Site is within 401m and 800m of Claydon primary school. Approximately half of southern of the site is just outside this zone.
20. Distance to Secondary School	G	Site is within 800m of Claydon secondary school, southern area of the site is within the 801m-5km zone.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24058
District:	Mid Suffolk
Parish:	Claydon
Site Address	Church Lane Claydon Ipswich IP6 0EQ
Approx site area (ha):	5.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	80

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.

7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Partly Grades 2 and 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is partially or wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to Old Rectory Grade 2 Listed Building.
18. Flood Risk	A	Approximately 1% covered in surface water flooding.
19. Distance to Primary School	G	Site is within 400m of Claydon primary school.
20. Distance to Secondary School	G	Site is within 800m of Claydon secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Coddenham

SITE ID:	HE23287
District:	Mid Suffolk
Parish:	Coddenham
Site Address	Land south west of Norwich Road, Barham (nearest postcode IP6 0PB)
Approx site area (ha):	0.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or significant built up form.
6. Coalescence	G	No evidence of Coalescence
7. Developable area	A	Constraint present on site causing less than significant issue, Public right of way in southern corner of site.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly Grades 3 and 4, approx 50/50 split

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designation Protected Habitat Mitigation Zone and Sites of Special Scientific Interest impact risk zone.
16. Local Environmental Designations	R	Site is wholly located within a designation. County wildlife site 200m buffer zone
17. Heritage assets	A	There is a possibility of harm to designated heritage assets, grade II building adjacent site.
18. Flood Risk	G	0% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Claydon High secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market Surgery GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham Market train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided, (no title map)
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23845
District:	Mid Suffolk
Parish:	Coddenham
Site Address	6 Norwich Road, Barham, Ipswich, IP6 0PN
Approx site area (ha):	0.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is below 0.25ha and does not have capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	G	Mostly Grade 4
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	wholly located within Impact Risk Zone
16. Local Environmental Designations	R	wholly located within County Wildlife Site 200m buffer
17. Heritage assets	A	There is a possibility of harm to designated heritage assets. Adjacent to grade 2 building 1 Norwich Road and adjacent to Registered Parks and Garden Shrubland Hall
18. Flood Risk	A	1% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Within 5km of Claydon High School
21. Distance to GP surgery	A	Within 5km of Needham Market Practice
22. Strategic Transport Corridor	G	Within Strategic Transport Corridor
23. Distance to train station	A	Within 5km of Needham Market Train Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Combs

SITE ID:	HE23012
District:	Mid Suffolk
Parish:	Combs
Site Address	Land to the east of Windy Ridge, Park Road, Combs, Stowmarket, IP14 2JR
Approx site area (ha):	0.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent & partially within settlement boundary. Immediately adjacent to significant built form
6. Coalescence	G	Doesn't contribute to coalescence
7. Developable area	A	PROW runs adjacent to site eastern boundary causing less than significant issue.
8. Greenfield/Brownfield	A	Amber – Greenfield site.
9. Agricultural Land Class	A	Site is wholly grade 3
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Within SSSI impact risk zone, however, You do not need to consult Natural England on the proposed development at this location.
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	Potentially impact grade two No.s 3 & 4 Ropers Row, Trickers Green Farmhouse adjacent and opposite site
18. Flood Risk	A	2.6% of site covered in SW flood
19. Distance to Primary School	R	In excess of 800m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High School
21. Distance to GP surgery	A	Within 5km of Stowhealth GP
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 800m – 5km of Stowmarket train station.

RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately - vacant grassland
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	ownership not evidenced
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	G	Direct highways access onto classified unnumbered
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23206
District:	Mid Suffolk
Parish:	Combs
Site Address	Lindsey Way, Combs Ford, Stowmarket, IP14 2PD
Approx site area (ha):	7.1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	105

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Largely grade 3 with aspect of 2 and Urban
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	R	slightly impact the usability of the provision. (in between two areas of recreation)
12. Environmental designations	A	Site is adjoining a designation.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a SSSI Impact Risk Zone
16. Local Environmental Designations	R	Site is located within the 200m county wildlife site buffer
17. Heritage assets	A	There is a possibility of harm to designated heritage assets.
18. Flood Risk	A	1.5% surface water covered
19. Distance to Primary School	G	Site is within 400m of Trinity primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket and Stowupland secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Combs Ford Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham Market and Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23024
District:	Mid Suffolk
Parish:	Combs
Site Address	Land West of Poplar Hill
Approx site area (ha):	12
Proposed Use:	Housing (C3), Supported and special needs housing
Proposed dwellings (if applicable):	300

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Partly Grade 2 and partly Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	A	Site is adjoining Stowmarket Area Action Plan
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Surface water flood risk 8.9%
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23180
District:	Mid Suffolk
Parish:	Cotton
Site Address	Land at Church Farm, Cotton, Stowmarket
Approx site area (ha):	2.9
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	40

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Bacton settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated heritage assets - Grade I church
18. Flood Risk	A	Approximately 1% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Mendlesham Medical Group Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Cotton

SITE ID:	HE24040
District:	Mid Suffolk
Parish:	Cotton
Site Address	Mendlesham Rd, Cotton, Stowmarket IP14 4RE
Approx site area (ha):	1.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and	G	Site is not located within or adjoining national landscape or ‘project area’.

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	5.95% covered surface water 0.4% Flood Zone 3
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Mendlesham Medical Group and Manor Farm Surgery.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23823
District:	Mid Suffolk
Parish:	Cotton
Site Address	Land to the south of Parker's Road, Bacton, Stowmarket
Approx site area (ha):	31.7
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	494

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	31.6904 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
6. Existing built form	A	Site is adjacent to existing built form or settlement boundary
30. Coalescence	G	No contribution to coalescence
31. Developable area	A	A public right of way runs through the site
32. Greenfield/Brownfield	A	Greenfield site
33. Agricultural Land Class	A	Grade 3 Land
34. Neighbouring uses	G	There are no neighbouring use issues
35. Formal recreation provision	G	No impact upon provision
36. Environmental designations	G	Site is not within any designations
37. National Landscapes and Special Character Areas	G	Site is not within any designations

38. Designations/allocations in Development Plan	G	
39. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within any designations
40. Local Environmental Designations	G	Site is not within any designations
41. Heritage assets	A	Site may impact upon nearby listed buildings
42. Flood Risk	A	2.68% Surface Water Flooding
43. Distance to Primary School	R	Site is in excess of 800m of a primary school
44. Distance to Secondary School	R	site is in excess of 5km from a high school
45. Distance to GP surgery	A	Site is within 800m and 5km of Mendlesham Medical Group and Manor Farm Surgery
46. Strategic Transport Corridor	A	Site is outside the transport corridor
47. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
48. Current use	G	Land is vacant or could be developed immediately
49. Unimplemented planning permissions	G	Site has no unimplemented permissions
50. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
51. Economic viability	A	Likely viable
52. Access to public highway	G	Site has direct access to a classified road
53. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not in any designations
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23971
District:	Mid Suffolk
Parish:	Cotton
Site Address	Church Farm, Stonham Road, Cotton, Stowmarket, IP14 4RG
Approx site area (ha):	3.8
Proposed Use:	Housing
Proposed dwellings (if applicable):	64

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	G	Partly Brownfield Site.
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets.
18. Flood Risk	A	11.65% Surface water 0.4% flood zone 2 4.8% flood zone 3
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Mendlesham Medical Group and Manor Farm Surgery.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but the relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	A
Comments	

Creeting St Mary

SITE ID:	HE23159
District:	Mid Suffolk
Parish:	Creeting St Mary
Site Address	South of Green Lane Stonham Stowmarket IP14 5DS
Approx site area (ha):	0.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 3 Agricultural Land

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within SSSI impact risk zones
16. Local Environmental Designations	R	Site is wholly located within County Wildlife Sites 200m Buffer
17. Heritage assets	G	No potential harm
18. Flood Risk	A	18.2% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 5km of Needham Market Rail Station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23127
District:	Mid Suffolk
Parish:	Creeting St Mary
Site Address	Land at All Saints Road Creeting St Mary
Approx site area (ha):	0.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0.5% Covered
19. Distance to Primary School	A	Site is within 401m and 800m of Creeting St Mary primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham Market train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	A	Up to two expired permissions in the last 10 years. DC/23/02373
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	A
Comments	

SITE ID:	HE23245
District:	Mid Suffolk
Parish:	Creeting St Mary
Site Address	Land South of St Marys Gardens, Creeting St Mary nearest postcode IP6 8LY
Approx site area (ha):	0.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	A	Site is located within a county wildlife 200m buffer
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market Country Practice and Combs Ford Surgery
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham Market Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is available in 5-10 years
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway - C Road, St Marys Garden
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23262
District:	Mid Suffolk
Parish:	Creeting St Mary
Site Address	Land west of Jacks Green Road Material Change Jacks Green Road Creeting Suffolk IP6 8ND
Approx site area (ha):	1.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues

8. Greenfield/Brownfield	G	Brownfield site
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Waste Site
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	A	Site is adjoining a County wildlife Site Buffer
17. Heritage assets	G	No potential harm
18. Flood Risk	R	Approximately Surface Water Flooding 15%, Flood Zone 2 4.2%, Flood Zone 3 56.4%
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Combs Ford Surgery and Needham Market Country Practice
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham Market Rail Station and Stowmarket Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	R	Site is occupied/in use and there are likely to be significant delays to relocating its current use
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	R	Wholly within safeguarding area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23341
District:	Mid Suffolk
Parish:	Creeting St Mary
Site Address	Land east of Jacks Green Road, Creeting, Suffolk
Approx site area (ha):	1.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site is allocated/has permission in part of the land but the circumstances of the site require further assessment.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site adjacent to significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within SSSI impact risk zone
16. Local Environmental Designations	A	Site partially within 200m wildlife buffer zone
17. Heritage assets	G	No potential harm
18. Flood Risk	A	0% surface water 1.3% flood zone 2 1.8% flood zone 3
19. Distance to Primary School	A	Site is within 401m and 800m of Creeting St Mary Church of England Voluntary Aided Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Combs Ford Surgery
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham Market train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied (horse grazing) but the relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	A	Site has indirect access to a classified road through another site which is also promoted for development.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23333
District:	Mid Suffolk
Parish:	Creeting St Mary
Site Address	Land to North of All Saints Road, Creeting St Mary, IP6 8NF
Approx site area (ha):	5.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	110

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is immediately adjacent to significant built form and within settlement boundary buffer.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	A	Public Right Of Way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within Protected Habitats Zone of Influence and is unlikely to have a harmful effect on Sites of Special Scientific Interest (SSSIs). No need to consult NE.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 1% Surface Water Flooding.
19. Distance to Primary School	A	Site is within 401m and 800m of Creeting St Mary primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market Country Practice GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Needham Market train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23255
District:	Mid Suffolk
Parish:	Creeting St Mary
Site Address	Land east of Jacks Green Road, Creeting, Suffolk
Approx site area (ha):	8.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	70

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 3

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Waste Site
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	A	Site is partially adjoining a County Wildlife Site
17. Heritage assets	A	there is a possibility of harm to designated heritage assets, The Watering (formerly listed as Watering Farmhouse)
18. Flood Risk	A	Surface Water 4% Flood Zone 2 2.1% Flood Zone 3 9.5%
19. Distance to Primary School	A	Site is within 401m and 800m of Creeting St Mary Church of England Voluntary Aided Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Combs Ford Surgery and Needham Market Country Practice
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket Rail Station and Needham Market Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	R	Site is wholly within a Minerals Safeguarding Area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23261
District:	Mid Suffolk
Parish:	Creeting St Mary
Site Address	Land west of Jacks Green Road, Creeting, Suffolk
Approx site area (ha):	9.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	40

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	33Kv Power Network Towers present on site causing less than significant issue
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Partly Grades 3 and 4

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with Waste Site
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	A	Site is partially adjoining a County Wildlife Site
17. Heritage assets	A	There is a possibility of harm to designated conservation area
18. Flood Risk	R	Approximately Surface Water Flooding 2.5%, Flood Zone 2 2.2%, Flood Zone 3 52.8%
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Combs Ford Surgery and Needham Market Country Practice
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham Market Rail Station and Stowmarket Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23799
District:	Mid Suffolk
Parish:	Creeting St Mary
Site Address	Land to the west of Norwich Road (A140), Creeting St Mary (nearest postcode IP6 8PD)
Approx site area (ha):	0.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to Coalescence
7. Developable area	R	UKPN 33kv pole towers present on site causing significant issue
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site half Grade 3 and half Grade 2 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market Country Practice
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham Market train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23935
District:	Mid Suffolk
Parish:	Creeting St Mary
Site Address	Whissels Ground, All Saints Road, Creeting St Mary
Approx site area (ha):	0.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	A	Grade 2 and 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area’.

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	5.78% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market Country Practice.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham Market train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23717
District:	Mid Suffolk
Parish:	Creeting St Mary
Site Address	All Saints Road Creeting St Mary Suffolk IP6 8PW
Approx site area (ha):	0.8
Proposed Use:	Housing
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	adjacent to significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	3.9% surface water flooding
19. Distance to Primary School	R	over 800m from a primary school
20. Distance to Secondary School	A	within 5km of Stowmarket High School
21. Distance to GP surgery	A	Within 5km of Needham Market Country Practice
22. Strategic Transport Corridor	G	Site is located within the Transport Corridor
23. Distance to train station	A	Within 5km of Needham Market Train Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	R	Site does not have direct or indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24079
District:	Mid Suffolk
Parish:	Creeting St Mary
Site Address	Land north of All Saints Road, Creeting St Mary, Ipswich, Suffolk IP6 8PJ
Approx site area (ha):	1.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.

9. Agricultural Land Class	A	Wholly Grades 2 and 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 2% covered in surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland High school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market Country GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Needham Market train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23805
District:	Mid Suffolk
Parish:	Creeting St Mary
Site Address	Land West of All Saints Road, Creeting St. Mary, IP6 8QA
Approx site area (ha):	1.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Creeting St Mary settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated Grade II* heritage asset adjacent
18. Flood Risk	G	0.36% covered surface water flooding
19. Distance to Primary School	G	Site is within 400m of Creeting St Mary Church of England Voluntary Aided Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Combs Ford Surgery
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham Market train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23709
District:	Mid Suffolk
Parish:	Creeting St Mary
Site Address	Red House Farm, All Saints Road, Creeting St. Mary, Ipswich, IP6 8PW
Approx site area (ha):	1.9
Proposed Use:	Housing
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwelling
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjoins significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	1.86% surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham Market train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	R	Site does not have direct or indirect highways access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23804
District:	Mid Suffolk
Parish:	Creeting St Mary
Site Address	Land North of Coddenham Road, Creeting St. Mary.
Approx site area (ha):	3.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	60

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site partially Grade 2 and Grade 3 agricultural land
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Water Recycling Centre
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market Country Practice
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24085
District:	Mid Suffolk
Parish:	Creeting St Mary
Site Address	Land south east of All Saints Road, Creeting St Mary, Ipswich, Suffolk
Approx site area (ha):	3.5
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and within significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 1% covered in surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market Country Practice GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Needham Market train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Creeting St Peter

SITE ID:	HE23464
District:	Mid Suffolk
Parish:	Creeting St Peter
Site Address	Land on the east side of Pound Street Creeting St Peter
Approx site area (ha):	1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjoins built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	0.7% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland and Stowmarket secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth, Combs Ford Surgery and Needham Market Country Practice
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham Market and Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Internal viability assessment conducted. Development is likely viable.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23491
District:	Mid Suffolk
Parish:	Creeting St Peter
Site Address	Meadows, Pound Road, Creeting St Peter, Ipswich, Suffolk, IP6 8QS
Approx site area (ha):	1.4
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No Coalescence
7. Developable area	G	No known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	6.8% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland High School + Stowmarket High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth + Combs Ford Surgery + Needham Market Country Practice
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket Train Station + Needham Market Train Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23010
District:	Mid Suffolk
Parish:	Creeting St Peter
Site Address	Land on the South East side, Pound Road, Creeting St. Peter
Approx site area (ha):	5.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	A	UKPN 33kv poles-towers traverses quarter of site - causing less than significant issue.

8. Greenfield/Brownfield	A	Amber – Greenfield site.
9. Agricultural Land Class	A	wholly grade two
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or ‘project area’.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Within SSSI impact risk zone - You do not need to consult Natural England on the proposed development at this location.
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	Potential to impact grade one Church of St Peter and grade two Glebe House (now being called 'The Old Rectory' - opposite the site
18. Flood Risk	A	1.1% of site covered in SW flood
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Amber – Site is within 801m and 5km of Stowmarket secondary school.
21. Distance to GP surgery	A	Amber – Site is within 800m – 5km of Stowhealth GP.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions
26. Site ownership	A	Amber – No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	G	Direct access onto two highways - One unclassified and the other classified unnumbered
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Approx 20% of site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Crowfield

SITE ID:	HE23190
District:	Mid Suffolk
Parish:	Crowfield
Site Address	Land to the east of Debenham Road, Crowfield, IP6 9TD
Approx site area (ha):	0.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 18% covered in surface water flooding only.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23780
District:	Mid Suffolk
Parish:	Crowfield
Site Address	Land to the south west of Ipswich Road, Crowfield (nearest postcode IP6 9TB)
Approx site area (ha):	0.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	G	Brownfield
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	17% surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23782
District:	Mid Suffolk
Parish:	Crowfield
Site Address	Land to the south east of Debenham Road, Crowfield (nearest postcode IP6 9TD
Approx site area (ha):	0.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	0.4835 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring us issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within a National Landscape or project area

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ Boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	G	Site will not impact upon any heritage assets
18. Flood Risk	A	42.12% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 800m from primary school
20. Distance to Secondary School	R	Site is in excess of 5km from high school
21. Distance to GP surgery	R	Site is in excess of 5km from Gp Surgery
22. Strategic Transport Corridor	A	Site is not within the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within any designations
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23783
District:	Mid Suffolk
Parish:	Crowfield
Site Address	Land to the west of Ipswich Road, Crowfield (nearest postcode IP6 9TB)
Approx site area (ha):	5.1
Proposed Use:	Housing, Commercial
Proposed dwellings (if applicable):	50

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	5.0846 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield sites
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within any designations

14. Designations/allocations in Development Plan	A	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact upon a nearby listed building
18. Flood Risk	A	4.27% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a school
20. Distance to Secondary School	R	Site is in excess of 5km from a school
21. Distance to GP surgery	R	Site is in excess of 5km from a GP surgery
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within any designations
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Darmsden

SITE ID:	HE24237
District:	Mid Suffolk
Parish:	Darmsden
Site Address	Land South of Needham Market
Approx site area (ha):	40.5156
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	300

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	A	Some contribution which results in a reduction of green space between settlements.
7. Developable area	A	Public right of way and UK power network 33kv present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 2, 3 and 4

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the waste site adjoining
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is partially within protected habitats mitigation zone
16. Local Environmental Designations	A	Site is partially within the 200m buffer of county wildlife sites
17. Heritage assets	A	There is a possibility of harm to designated grade II listed buildings
18. Flood Risk	A	5.25% surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Claydon secondary school.
21. Distance to GP surgery	A	Part of the site is less than 800m of Needham Market GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham Market train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is within a Minerals Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Debenham

SITE ID:	HE23406
District:	Mid Suffolk
Parish:	Debenham
Site Address	Land to rear of 38 Low Road, Debenham IP14 6QU
Approx site area (ha):	0.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Debenham settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Site wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	A	Site is adjoining Housing Allocation
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within SSSI Risk Impact Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	0% surface water 1.8% flood zone 2 3.7% flood zone 3
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	G	Site is within 800m of Debenham High School.
21. Distance to GP surgery	G	Site is less than 800m of Debenham Group Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use (equestrian) but its current use does not require relocation
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	A	indirect highways access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23142
District:	Mid Suffolk
Parish:	Debenham
Site Address	Aspall Road, Debenham, Stowmarket, IP14 6QE
Approx site area (ha):	0.8
Proposed Use:	Supported and special needs housing
Proposed dwellings (if applicable):	35

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha- 0.85ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated and has no extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form.
6. Coalescence	G	Green – No evidence of Coalescence.
7. Developable area	G	Green – No known issues.

8. Greenfield/Brownfield	A	Amber – Greenfield site. Woodland/trees.
9. Agricultural Land Class	A	Amber – Wholly Grade 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	G	Green – Site is within 400m of Sir Robert Hitcham CoE primary school.
20. Distance to Secondary School	A	Amber – Site is within of Debenham High secondary school.
21. Distance to GP surgery	G	Green – Site is less than 800m of Debenham Group Practice GP
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	G	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No viability assessment.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	G
Comments	

SITE ID:	HE24078
District:	Mid Suffolk
Parish:	Debenham
Site Address	Tulloes, Low Road, Debenham, Stowmarket, IP14 6BJ
Approx site area (ha):	0.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 10% covered in flood zone 3.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	G	Site is within 800m of Debenham High School.
21. Distance to GP surgery	G	Site is less than 800m of Debenham Group Practice GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	A	Site has indirect access to a classified road through another site which is also promoted for development.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23848
District:	Mid Suffolk
Parish:	Debenham
Site Address	Land South of Gracechurch Road, Debenham
Approx site area (ha):	17.4
Proposed Use:	Housing, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	196

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 7.7ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable - Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	A	Amber – Public right of way present on site causing less than significant issue.

8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber- Grade 3
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	A	Amber – There is a possibility of harm to designated heritage asset to the south-east.
18. Flood Risk	A	Amber; 3.73% surface water flooding; 0.7% Flood Zone 2 and 2.6% Flood Zone 3.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	G	Green – Site is within 800m of Debenham High secondary school.
21. Distance to GP surgery	G	Green – Site is less than 800m of Debenham Group Practice GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately- agricultural land
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	development is likely viable. assessment undertaken
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23863
District:	Mid Suffolk
Parish:	Debenham
Site Address	Land north of Gracechurch Road, Debenham (Site A) (previous SHLAA Reference HE23378)
Approx site area (ha):	19.8
Proposed Use:	Housing, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	230

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 19.79ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	Green – No contribution to Coalescence

7. Developable area	A	Amber – Public Right of Way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber- Grade 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	Amber- 4.2% surface water flood risk; 0.7% Flood Zone 2 and 0.3% Flood Zone 3.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	G	Green – Site is within 800m of Debenham High School secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Debenham Group Practice GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately. Agricultural land.
25. Unimplemented planning permissions	G	Green –No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Green – Development is likely viable. Evidence provided.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23847
District:	Mid Suffolk
Parish:	Debenham
Site Address	Land north of Gracechurch Road, Debenham (Site Ab)
Approx site area (ha):	6.6
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	80

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 6.5ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable - Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	A	Amber – Public right of way present on site causing less than significant issue.

8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber- Grade 3
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	Amber- 0.16% surface water flood risk, 2.2% flood zone 2 and 1.9% flood zone 3.
19. Distance to Primary School	A	Amber – Site is within 800m of Sir Robert Hitcham CoE primary school.
20. Distance to Secondary School	G	Green – Site is within 800m of Debenham High secondary school
21. Distance to GP surgery	G	Green – Site is less than 800m of Debenham Group Practice GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately- agricultural land
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Development is likely viable. assessment undertaken
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Drinkstone

SITE ID:	HE23925
District:	Mid Suffolk
Parish:	Drinkstone
Site Address	Street Farm, Drinkstone, Bury St. Edmunds, IP30 9SR
Approx site area (ha):	0.8
Proposed Use:	Housing
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield - Agricultural Site
9. Agricultural Land Class	A	Wholly within Grade 2 + 3 Agricultural Land

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	R	Site is wholly located within Local Landscape Sensitivity
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	R	Site is partially located within County Wildlife Sites 200m Buffer
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets
18. Flood Risk	G	0.08% Flood Zone 2
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Within 5km of Woolpit Health Centre
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site within 5km of Thurston Rail Station + Elmswell Rail Station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23797
District:	Mid Suffolk
Parish:	Drinkstone
Site Address	Land west of Gedding Road, Drinkstone Green
Approx site area (ha):	1.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Drinkstone Green settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site is wholly within Grade 3 agricultural land
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the recycle site
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site is wholly located within Local Landscape Sensitivity
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0.35% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23920
District:	Mid Suffolk
Parish:	Drinkstone
Site Address	Green Farm, Rattlesden Road, Drinkstone, Bury St. Edmunds, IP30 9TL
Approx site area (ha):	1.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not Within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 3 Agricultural Land

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area
14. Designations/allocations in Development Plan	A	Site is adjoining a Non-Designated Heritage Asset
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets
18. Flood Risk	A	3.34% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Within 5km of Woolpit Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Within 5km of Elmswell Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Development is likely viable. assessment undertaken
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Earl Stonham

SITE ID:	HE23387
District:	Mid Suffolk
Parish:	Earl Stonham
Site Address	Land at Haggars Mead, Forward Green
Approx site area (ha):	1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 3(a/b)
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the neighbouring use of Water Recycling Centre
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed.

13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within SSSI Impact Risk Zone
16. Local Environmental Designations	G	site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801 and 5km of Stowupland High School
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23512
District:	Mid Suffolk
Parish:	Earl Stonham
Site Address	Land at Earl Stonham
Approx site area (ha):	1.1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent built form
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area’
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets
18. Flood Risk	A	2.6% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Within 5km of Needham Market Rail Station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete Evidence
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23873
District:	Mid Suffolk
Parish:	Earl Stonham
Site Address	Land to the west of Angel Hill Earl Stonham Stowmarket IP14 5DL
Approx site area (ha):	0.1
Proposed Use:	Housing
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 0.3ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to significant built form
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	A	Amber – UK Power Networks electricity pole present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber – Wholly Grade 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	A	Amber – there is a possibility of harm to designated heritage assets. Grade II listed Myrtle Cottage to the south-east.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Red – Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 5km of Needham Market train station.

RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately. Agricultural land.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24167
District:	Mid Suffolk
Parish:	Earl Stonham
Site Address	Land west of Blacksmiths Lane, Middlewood Green, Stowmarket, IP14 5EU
Approx site area (ha):	0.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	0.2232 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	adjacent to built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No known issues
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and	G	Site is not within a national landscape or project area

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact upon a nearby listed building
18. Flood Risk	A	0% Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a school
20. Distance to Secondary School	A	Site is within 800m to 5km of stowupland high school
21. Distance to GP surgery	R	Site is in excess of 5km from a GP Surgery
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	A	Site is within 800m to 5km of Stowmarket Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	access to a classified highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within any designations
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23989
District:	Mid Suffolk
Parish:	Earl Stonham
Site Address	Infronta, Mill End Lane, Forward Green, Stowmarket, IP14 5HY
Approx site area (ha):	0.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Part Brownfield and part Greenfield
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth
22. Strategic Transport Corridor	A	Site is outside of the Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but its current use would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	A
Comments	

SITE ID:	HE24139
District:	Mid Suffolk
Parish:	Earl Stonham
Site Address	Land East of Blacksmiths Lane, Forward Green, Earl Stonham, Suffolk
Approx site area (ha):	1.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Graded 3

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	There are no neighbouring use issues
12. Environmental designations	G	There are no neighbouring use issues
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated heritage assets
18. Flood Risk	A	Approximately Surface Water Flooding 6.88%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland High School
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24137
District:	Mid Suffolk
Parish:	Earl Stonham
Site Address	Land North Of Stowmarket Road, Earl Stonham, Suffolk
Approx site area (ha):	3.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	35

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	National Grid towers on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the neighbouring use of Water Recycling Centre

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets. Grade 2 Weylands Cottages to the west of the site
18. Flood Risk	G	less than 1% flood risk
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 5km of Stowupland High School
21. Distance to GP surgery	R	Site is in excess of 5km from a GP surgery
22. Strategic Transport Corridor	A	Site is outside of Transport Corridor
23. Distance to train station	A	Site is within 5km of Stowmarket Train Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete evidence submitted
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	development is unknown
28. Access to public highway	G	direct access to the highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24138
District:	Mid Suffolk
Parish:	Earl Stonham
Site Address	Land at Broad Green, Earl Stonham, Suffolk, IP14 5HU
Approx site area (ha):	6.8
Proposed Use:	Housing
Proposed dwellings (if applicable):	100

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	2.8% Surface Water
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland High School.
21. Distance to GP surgery	A	Within 5km of Stowhealth and Combs Health Centres
22. Strategic Transport Corridor	G	Partially within transport corridor
23. Distance to train station	A	within 5km of Needham Market and Stowmarket Train Stations
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Elmswell

SITE ID:	HE23472
District:	Mid Suffolk
Parish:	Elmswell
Site Address	Land Off Ashfield Road, Ashfield Road, Elmswell, Stowmarket IP30 9HJ
Approx site area (ha):	0.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets.
18. Flood Risk	A	4.4% surface water covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell Train Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but the relocation would not take a significant time to achieve
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23165
District:	Mid Suffolk
Parish:	Elmswell
Site Address	Land North of Grove Lane, Elmswell, Suffolk, IP30 9HQ
Approx site area (ha):	0.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	6.4% surface water covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell Train Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23119
District:	Mid Suffolk
Parish:	Elmswell
Site Address	Land East of Oak Lane, Oak Lane, Elmswell, IP30 9HH
Approx site area (ha):	1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	The site has permission, but the circumstances of the site require further assessment given a large portion of the site does not benefit from planning permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.

8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Not within designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	3.5% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Elmswell GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	A	Site has indirect access to a classified road through another site which is also promoted for development
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23036
District:	Mid Suffolk
Parish:	Elmswell
Site Address	Land east of Pightle Close, Elmswell
Approx site area (ha):	2.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	50

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	2.3721 ha
2. Allocation or Permission	Potentially Suitable	no permission or allocation

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	not in flood zone 3
4. Designated land	Potentially Suitable	No designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	no issues
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	grade 2/3
10. Neighbouring uses	G	No signifcant neighbouring use issues
11. Formal recreation provision	G	no impact on recreational provision
12. Environmental designations	G	The site is not within any designations
13. National Landscapes and Special Character Areas	G	not within National Landscape or project area
14. Designations/allocations in Development Plan	G	adjoins settlement boundary. not protected for other use

15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	No PHZ or IRZ present
16. Local Environmental Designations	G	Not within designations
17. Heritage assets	R	Listed Building on site
18. Flood Risk	G	0% flood risk
19. Distance to Primary School	A	within 800m of Elmswell primary
20. Distance to Secondary School	R	in excess of 5km from high school
21. Distance to GP surgery	A	within 5km of Woolpit Health Centre
22. Strategic Transport Corridor	G	within transport corridor
23. Distance to train station	G	within 800m of Elmswell station
RAG for Suitability	G	

Availability

Criteria	Score	Comments
24. Current use	A	Currently use for Community use
25. Unimplemented planning permissions	G	none
26. Site ownership	A	no evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Unknown
28. Access to public highway	G	Direct access to public highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	In an Minerals consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23062
District:	Mid Suffolk
Parish:	Elmswell
Site Address	Land east of Elmswell (south of Wetherden road)
Approx site area (ha):	3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	75

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	3.0409 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Site is adjacent to a settlement boundary
6. Coalescence	G	Site will contribute to coalescence by reducing green space between developments
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 and 4 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact on provision
12. Environmental designations	G	site is not within or adjoining any designations
13. National Landscapes and Special Character Areas	G	Site is not within a National Landscape or project area

14. Designations/allocations in Development Plan	G	site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within any designations
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	G	Site will not impact on any heritage assets
18. Flood Risk	A	0.4% Surface Water flooding
19. Distance to Primary School	A	Site is within 800m of Elmswell Primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a high school
21. Distance to GP surgery	A	Site is 800m to 5km from Woolpit Health Centre
22. Strategic Transport Corridor	G	Site in within the transport corridor
23. Distance to train station	A	Site is 800m to 5km from Elmswell's station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Likely viable - viability assessment carried out
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is in a mineral consultation area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23540
District:	Mid Suffolk
Parish:	Elmswell
Site Address	Land on the east side of Warren Lane, Elmswell
Approx site area (ha):	3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	27

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha- 2.9829 ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated and has no existing permission. Application DC/25/01089 pending consideration (Full Planning Application - Erection of 27 no. dwellings (including

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	The site is not at all in Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Green – Within a settlement boundary and significant built form.
6. Coalescence	G	Green – No contribution to coalescence.
7. Developable area	G	Green – No known issues.

8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber – Wholly Grades 1, 2 and 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Green – Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within these designations.
16. Local Environmental Designations	G	Green – site is not located wholly or partially within any designations listed.
17. Heritage assets	G	Green – No potential harm
18. Flood Risk	A	3.4% surface water
19. Distance to Primary School	A	Amber – Site is within 401 and 800m of Elmswell Community primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Woolpit Health Centre GP.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	G	Green – Site is less than 800m of Elmswell train station.
RAG for Suitability	G	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions. Application DC/25/01089 is pending consideration for Full Planning Application - Erection of 27 no. dwellings (including 9 no. affordable) and public open space.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Development is likely viable. assessments undertaken
28. Access to public highway	G	Green – Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23390
District:	Mid Suffolk
Parish:	Elmswell
Site Address	Land at School Road Elmswell
Approx site area (ha):	11.7
Proposed Use:	Housing (C3), Supported and special needs housing
Proposed dwellings (if applicable):	100

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha - 11.7 ha with 4.8 ha developable
2. Allocation or Permission	Potentially Suitable	Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Potentially Suitable – site is partially or not at all located within the designation

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Elmswell settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	PRoW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grades 2

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated assets - Grade II* church and Grade II buildings adjacent to site
18. Flood Risk	A	9.2% Surface Water Flooding 0.1% Flood zone 2 0.7% flood zone 3
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	G	Site is less than 800m of Elmswell train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Development is likely viable. assessment completed
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23465
District:	Mid Suffolk
Parish:	Elmswell
Site Address	Land East of Oak Lane and South of Grove Lane, Elmswell, Stowmarket IP30 9HQ
Approx site area (ha):	12.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	200

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated assets.
18. Flood Risk	A	5% surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24204
District:	Mid Suffolk
Parish:	Elmswell
Site Address	Land South of School Road, Elmswell
Approx site area (ha):	0.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 2 and 3
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	1.55% surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Elmswell primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Elmswell GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	G	Site is less than 800m of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23862
District:	Mid Suffolk
Parish:	Elmswell
Site Address	Land east of Eastern Way, north of Selion Way and Farthing Land, Elmswell
Approx site area (ha):	12.4
Proposed Use:	Housing, Infrastructure
Proposed dwellings (if applicable):	275

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 12.35ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	G	Green – No known issues.

8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber- Grade 3.
10. Neighbouring uses	A	Amber – There is a possibility development would result in some negative issues with the neighbouring Water Recycling Centre.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	Amber: 3.90% surface water flooding, 0.7,% Flood Zone 2 and 0.3% Flood Zone 3.
19. Distance to Primary School	A	Amber – Site is within 800m of Elmswell Community primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Woolpit Health Centre GP.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	G	Green – Site is less than 800m of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately- agricultural land.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Green – Development is likely viable. Evidence provided.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24210
District:	Mid Suffolk
Parish:	Elmswell
Site Address	Land East of Blackbourne Road, Elmswell
Approx site area (ha):	13.8
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	250

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public right of way and UK power network 33kv pole towers present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Grade 3

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining a community facility
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	2.37% surface water flooding
19. Distance to Primary School	G	Part of the site is within 400m of Elmswell primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit GP
22. Strategic Transport Corridor	G	Part of the site is within the Strategic Transport Corridor
23. Distance to train station	G	Site is less than 800m of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23899
District:	Mid Suffolk
Parish:	Elmswell
Site Address	Land to North of Grove Lane, Elmswell, Suffolk
Approx site area (ha):	2.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	PROW on edge of Site, No known issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	3.84% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Within 5km Woolpit Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Within 5km of Elmswell Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23846
District:	Mid Suffolk
Parish:	Elmswell
Site Address	Land West of Station Road, Elmswell IP30 9NP
Approx site area (ha):	4.2
Proposed Use:	Housing, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	100

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings-4.2ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable - Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	A	Amber – Public rights of way and UKPN poles present on site causing less than significant issue.

8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land
9. Agricultural Land Class	A	Amber- grade 3
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	Amber- 2.35% surface water flooding
19. Distance to Primary School	A	Amber – Site is within 800m of Elmswell Community primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Woolpit Health Centre GP.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	G	Green – Site is less than 800m of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately- agricultural land
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Development is likely viable. assessment undertaken
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24069
District:	Mid Suffolk
Parish:	Elmswell
Site Address	Elmswell Park Stud, IP30 9PF
Approx site area (ha):	44.3
Proposed Use:	Housing, Commercial
Proposed dwellings (if applicable):	880

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially located within the Norton Wood Ancient Woodland.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form.
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public Right of Way present on site causing less than significant issue.
8. Greenfield/Brownfield	G	Partly brownfield site.
9. Agricultural Land Class	A	Partly Grades 2 and 3.

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	A	Site is at least partially within the Norton Wood Ancient Woodland.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within SSSI impact risk zones.
16. Local Environmental Designations	A	Site is partially adjoining Norton Wood Ancient Woodland.
17. Heritage assets	R	There is a strong possibility of harm to Elmswell New Hall Grade 2 listed building.
18. Flood Risk	A	Approximately 7% covered in surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Thurston Community College.
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied but relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Eye

SITE ID:	HE23300
District:	Mid Suffolk
Parish:	Eye
Site Address	Land to the East of 81a Brome Avenue Eye Suffolk IP23 7HW
Approx site area (ha):	1.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issue
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 2

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets. Grade II listed buildings adjacent the west of the site.
18. Flood Risk	G	0.1% covered by surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hartismere secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye Surgery GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor, East corner of site is just outside.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided.

RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23422
District:	Mid Suffolk
Parish:	Eye
Site Address	Land east of Eye Cemetery, Eye, IP23 7DP
Approx site area (ha):	2.6
Proposed Use:	Housing (C3), Supported and special needs housing
Proposed dwellings (if applicable):	81

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Eye settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Half Grade 2 and half Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	A	Site adjoins green space and employment land designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI risk impact zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	0% surface water flooding 1.2% flood zone 2 4.1% flood zone 3
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	G	Site is within 800m of Hertismere secondary school
21. Distance to GP surgery	G	Site is less than 800m of Eye Health Centre
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23004
District:	Mid Suffolk
Parish:	Eye
Site Address	Land off Magdalen Street Eye Suffolk IP23 7AJ
Approx site area (ha):	4.4
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	80

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as is allocated/has permission but the circumstances of the site require further assessment.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	36.5% of site lies within FZ3. Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Green – Within a settlement boundary or significant built form.

6. Coalescence	G	Green – No evidence of Coalescence
7. Developable area	A	Amber – PRoW on eastern boundary present on site causing less than significant issue.
8. Greenfield/Brownfield	G	brownfield - existing poultry processing plant
9. Agricultural Land Class	A	Almost all grade 3. Small amount of site (approx 5%) grade 2
10. Neighbouring uses	G	Green – There are no neighbouring use issues
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Red – Site is wholly located within a neighbourhood plan area - employment site
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Wholly within SSSI impact risk zone but you do not need to consult Natural England on the proposed development at this location.
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	Amber – There is a possibility of harm to designated or non-designated heritage assets - eye con area adjacent and multiple listed buildings
18. Flood Risk	A	4.4% SW flood, 4.2% FZ2 of site covered 36.5% FZ3
19. Distance to Primary School	A	within 800m of eye St Peter & St Paul school
20. Distance to Secondary School	G	within 800m hartismere high school
21. Distance to GP surgery	G	within 800m of hartismere health centre
22. Strategic Transport Corridor	G	green – Site is within the Strategic Transport Corridor
23. Distance to train station	R	outside 5km buffer for train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	R	Red – Site is occupied/in use and there are likely to be significant delays to relocating its current use and/or potential policy conflict.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – sole owner - No or incomplete evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	site available in 5-10 years. Amber – Development is marginal or unknown.
28. Access to public highway	G	Green – Site has direct access to highway - B road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23457
District:	Mid Suffolk
Parish:	Eye
Site Address	Land west of Brome Avenue, Eye, IP23 7HL
Approx site area (ha):	4.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	132

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and can accommodate 5 or more dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	A	UK Power Network 33KV towers present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 2
10. Neighbouring uses	G	There are no neighbouring use issuess.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets.
18. Flood Risk	A	2.3% surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hartismere secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye Health Care
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Diss train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediatel
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area and/or a Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23445
District:	Mid Suffolk
Parish:	Eye
Site Address	Land to the rear of Bowling Club, Eye, IP23 7HW
Approx site area (ha):	4.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	114

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	A	Constraint present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly or Partly Grades 1, 2 and or 3.

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the neighbouring use.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining a designation.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets.
18. Flood Risk	A	Approximately 1% - 49% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hartismere secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye Health Care GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area and/or a Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23130
District:	Mid Suffolk
Parish:	Eye
Site Address	Land off of Denham Street, Denham
Approx site area (ha):	9.3
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	186

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the water recycling centre

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated grade II listed building
18. Flood Risk	A	6.7% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hartismere secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23428
District:	Mid Suffolk
Parish:	Eye
Site Address	Land east of Tuffs Road, Eye, IP23 7LE
Approx site area (ha):	20.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	570

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	No contribution to coalescence.
7. Developable area	A	Public Right of Way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grades 2 and or 3.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is within SSSI Impact Risk Zone but no need to consult Historic England
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered.
19. Distance to Primary School	G	Site is within 400m of St Peter and St Paul Church of England primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hartismere secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye Health Care GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but its current use does not require relocation or the relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	In complete evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	site has direct highways access. Site is adjacent to a classified road.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area and/or a Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24148
District:	Mid Suffolk
Parish:	Eye
Site Address	Land North and South of Castleton Way, Eye
Approx site area (ha):	15.6
Proposed Use:	Housing, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	240

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Small part of the site is an employment allocation in the neighbourhood plan, but the circumstances of the site require further assessment

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield

9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the power station to the north
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	R	Viewpoint overlooking site and small part of site allocated for employment
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	6.13% surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	G	Site is within 800m of Hartismere secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Eye GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24032
District:	Mid Suffolk
Parish:	Eye
Site Address	Land South of Eye Airfield Eye Suffolk IP23 7FE
Approx site area (ha):	9.5
Proposed Use:	Housing, Commercial, Green Infrastructure
Proposed dwellings (if applicable):	200

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site is allocated/has permission but the circumstances of the site require further assessment

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within Eye settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	G	Site wholly within Grade 3
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the middle and outer Hazardous Installations MSDC

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	R	Site is partially located within Housing Allocation
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	approximately 6.61% surface water covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	G	Site is within 800m of Hertismere School
21. Distance to GP surgery	G	Site is less than 800m of Eye Health Centre
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	A	Site has indirect access to a classified road through another site which new development has commenced.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Felsham

SITE ID:	HE24055
District:	Mid Suffolk
Parish:	Felsham
Site Address	Land Adjacent to Pond Cottage Opposite Felsham Playing Field, Lower Green, Felsham, IP30 0PP
Approx site area (ha):	0.9068
Proposed Use:	Housing
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form.

6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 2.
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Water Recycling Centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24043
District:	Mid Suffolk
Parish:	Felsham
Site Address	Land East of Bury Road, Felsham
Approx site area (ha):	1.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	28

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	PROW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the water recycling centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and	G	Site is not located within or adjoining national landscape or ‘project area’.

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is located within a SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	R	There is a strong possibility of harm to designated heritage asset. The site is located within a conservation area.
18. Flood Risk	A	2.01% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24063
District:	Mid Suffolk
Parish:	Felsham
Site Address	Lower Green Farm, Lower Green, Felsham, Bury St. Edmunds, IP30 0PP
Approx site area (ha):	4.4293
Proposed Use:	Housing
Proposed dwellings (if applicable):	140

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.

7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Partly Grades 2 and 3.
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Water Recycling Centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	R	There is a strong possibility of harm to conservation area.
18. Flood Risk	A	Approximately 11% covered in surface water flooding, 3% flood zone 2 and 2% flood zone 3.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Finningham

SITE ID:	HE23054
District:	Mid Suffolk
Parish:	Finningham
Site Address	Land south of Westhorpe Road, Finningham
Approx site area (ha):	1.1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.1070 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and is does not have any permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	A public right of way runs through the site
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Site is a mixture of Grade 2 and 3 land
10. Neighbouring uses	A	There is a historic landfill adjacent to the site
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	site is not within any designations
13. National Landscapes and	G	Site is not within a national landscape ora project area

Special Character Areas		
14. Designations/allocations in Development Plan	G	site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	site is within an Irz boundary
16. Local Environmental Designations	G	site is not within any designations
17. Heritage assets	A	There is possibility of harm to listed buildings
18. Flood Risk	A	0.6 surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m from a primary school
20. Distance to Secondary School	R	Site is in excess of 5km from a high school
21. Distance to GP surgery	A	Site is within 800m and 5km of Manor Farm Surgery
22. Strategic Transport Corridor	A	Site is outside of the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Evidence has been provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been carried out
28. Access to public highway	G	Site has direct access to the highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is in a Mineral Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23212
District:	Mid Suffolk
Parish:	Finningham
Site Address	Land east of Gislingham Road, Finningham
Approx site area (ha):	1.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	35

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to built form of Finningham
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 3

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	A	Site is partially adjoining a County Wildlife Site buffer
17. Heritage assets	G	No potential harm
18. Flood Risk	G	Approximately Surface Water Flooding 0%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Manor Farm Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23321
District:	Mid Suffolk
Parish:	Finningham
Site Address	Land East of, Station Road, Finningham Stowmarket
Approx site area (ha):	2.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings. Can accommodate 20-30 dwellings.
2. Allocation or Permission	Potentially Suitable	Requires further assessment as it is not allocated/has extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located in designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	A	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Site within Grades 2 & 3.

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Not within designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Mendlesham and Manor Farm GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed in 0-5 years.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown. No viability assessment.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23246
District:	Mid Suffolk
Parish:	Finningham
Site Address	Land to the west of Gislingham Road, Finningham
Approx site area (ha):	4.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	100

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent significant built form.
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within a national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not impacted by SSSI Impact Risk Zone
16. Local Environmental Designations	R	Site is partially located between two different county wildlife site buffers
17. Heritage assets	A	Some potential harm to conservation area and various listed buildings in the nearby vicinity
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Manor Farm Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown.
28. Access to public highway	G	Site has direct access to highway - U Road Gislingham Road and C Road Gislingham Road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23258
District:	Mid Suffolk
Parish:	Finningham
Site Address	Land north of Wickham Road, Finningham
Approx site area (ha):	4.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Partly Grades 2 and 3

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Terminal Pump Station
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to a conservation area
18. Flood Risk	R	Approximately Surface Water Flooding 18.5%, Flood Zone 2 67.7%, Flood Zone 3 26.3%
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Mendlesham Medical Group and Manor Farm Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23253
District:	Mid Suffolk
Parish:	Finningham
Site Address	Moon Lane Finningham, Stowmarket, IP14 4JE
Approx site area (ha):	18.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	400

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to built form of Finningham
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	A	Site is partially adjoining a County Wildlife Site
17. Heritage assets	A	There is a possibility of harm to the conservation area
18. Flood Risk	A	Approximately Surface Water 3.3%, Flood zone 2 0.2%, Flood Zone 3 0%
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Manor Farm Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23813
District:	Mid Suffolk
Parish:	Finningham
Site Address	Land north of Westhorpe road Finningham Stowmarket IP14 4TW
Approx site area (ha):	1.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	29

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form (Finningham)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Land wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area’
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	approximately 16.99% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Manor Farm Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Framsden

SITE ID:	HE22997
District:	Mid Suffolk
Parish:	Framsden
Site Address	Forge House, Ashfield Road, Framsden, Stowmarket, IP14 6LR
Approx site area (ha):	0.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.

6. Coalescence	G	Green – No evidence of Coalescence
7. Developable area	A	Amber –PROW present on site causing less than significant issue. PROW adjacent to western and southern site boundary
8. Greenfield/Brownfield	A	Amber – Greenfield site.
9. Agricultural Land Class	A	Wholly grade 3
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Green – Site is within SSSI risk zone but You do not need to consult Natural England on the proposed development at this location on applications less than 100 dwellings.
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Amber – Site is within 801m and 5km of Debenham secondary school.
21. Distance to GP surgery	A	Amber – Site is within 800m – 5km of Debenham GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Sole owner. Amber – incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	R	Red – Site does not have direct or indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Fressingfield

SITE ID:	HE23201
District:	Mid Suffolk
Parish:	Fressingfield
Site Address	Land south of Laxfield Road, Fressingfield
Approx site area (ha):	0.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	ite is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets. Conservation area adjacent northwest corner of site.
18. Flood Risk	A	Approximately 2.1% covered by surface water flooding.
19. Distance to Primary School	G	Western side of site is within 400m Fressingfield primary school. The other areas of the site are within 401m and 800m of the school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stradbroke secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Fressingfield GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	A	Up to two expired permissions in the last 10 years. DC/19/05741-refused
26. Site ownership	A	No evidence provided.

RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23205
District:	Mid Suffolk
Parish:	Fressingfield
Site Address	Post Mill Lane, Fressingfield, IP21 5BL
Approx site area (ha):	0.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	18

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 3 Agricultural Land
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by Pumping Station

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets
18. Flood Risk	A	4.3% Surface Water Coverage
19. Distance to Primary School	G	Site is within 400m of Fressingfield Church of England Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Stradbroke High School
21. Distance to GP surgery	G	Site is less than 800m of Fressingfield Medical Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23184
District:	Mid Suffolk
Parish:	Fressingfield
Site Address	Land to the north of Laxfield Road, Fressingfield
Approx site area (ha):	0.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	0.9ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	site is adjacent to a settlement boundary
6. Coalescence	G	No coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within any designations

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ Boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact on a nearby conservation area
18. Flood Risk	G	2.0% Surface water Flooding
19. Distance to Primary School	A	Site is located within 400 and 800 of Fressingfield primary school
20. Distance to Secondary School	A	Site is located within 800m and 5km of Stradbroke high school
21. Distance to GP surgery	A	Site is located within 800m of Fressingfield medical centre
22. Strategic Transport Corridor	A	Site is outside of the transport corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	Insufficient evidence supplied
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been completed
28. Access to public highway	G	Site has access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23195
District:	Mid Suffolk
Parish:	Fressingfield
Site Address	Land east of Stradbroke Road, Fressingfield
Approx site area (ha):	0.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 0.9ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.

9. Agricultural Land Class	A	Amber – Wholly Grade 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within these designations.
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	Amber – approximately 1% - 49% covered by surface water flood risk.
19. Distance to Primary School	G	Green – Site is within 400m of Fressingfield Church of England primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Stradbroke High secondary school.
21. Distance to GP surgery	G	Green – Site is less than 800m of Fressingfield Medical Centre GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately- agricultural land.
25. Unimplemented planning permissions	G	Green –No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided. No title deeds.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23207
District:	Mid Suffolk
Parish:	Fressingfield
Site Address	Land West Of John Shepherd Road Fressingfield Suffolk
Approx site area (ha):	1.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues

8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	There are no neighbouring use issues
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated conservation area and a non-designated heritage asset
18. Flood Risk	G	Approximately Surface Water Flooding 0%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	G	Site is within 400m of Fressingfield Church of England Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Stradbroke High School
21. Distance to GP surgery	G	Site is less than 800m of Fressingfield Medical Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24084
District:	Mid Suffolk
Parish:	Fressingfield
Site Address	Priory House Priory Road Fressingfield Eye Suffolk IP21 5PH
Approx site area (ha):	0.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	0.2989 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and	G	Site is not within a national landscape or projects area

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	R	site may impact upon a n adjacent listed building
18. Flood Risk	A	8.97% Surface Water
19. Distance to Primary School	G	Site is within 400m of Fressingfeild primary school
20. Distance to Secondary School	A	Site is within 800m to 5km of Stradbroke high school
21. Distance to GP surgery	G	Site is within 800m of Fressingfield medical centre
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	R	Site is in excess of 5km forma station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Private residential amenity space
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site does have access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Gislingham

SITE ID:	HE23268
District:	Mid Suffolk
Parish:	Gislingham
Site Address	Land off Finningham Road Gislingham
Approx site area (ha):	2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	40

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	No known issues

8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated heritage assets.
18. Flood Risk	A	Approximately Surface Water Flooding 1.0%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	A	Site is within 401m and 800m of Gislingham Church of England Primary School
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Manor Farm Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23194
District:	Mid Suffolk
Parish:	Gislingham
Site Address	Land to the north of Thornham Road, Gislingham, IP23 8HU
Approx site area (ha):	11.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	210

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Gislingham Water Recycling Centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 8% covered in surface water flooding, 13% in flood zone 2 and 15% in flood zone 3.
19. Distance to Primary School	A	Site is within 401m and 800m of Gislingham Church of England primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23266
District:	Mid Suffolk
Parish:	Gislingham
Site Address	Land to the east of High Street, Gislingham
Approx site area (ha):	19.9
Proposed Use:	Housing (C3), Other - please specify
Proposed dwellings (if applicable):	400

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 3

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Water Recycling Centre
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to several designated heritage assets
18. Flood Risk	A	Approximately Surface Water Flooding 5.1%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	A	Site is within 401m and 800m of Gislingham Church of England Primary School
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Manor Farm Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24064
District:	Mid Suffolk
Parish:	Gislingham
Site Address	Mill St Eye IP23 8JT
Approx site area (ha):	1.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated grade 2 listed buildings.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	G	Site is within 400m of Gislingham primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Botesdale GP and Manor Farm (Bacton) GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24113
District:	Mid Suffolk
Parish:	Gislingham
Site Address	Land South of Mill Street, Gislingham, Suffolk
Approx site area (ha):	2.7
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	54

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	covered by approximately 11.82% surface water, 0.1% flood zone 2 and 13.7% flood zone 3 flooding.
19. Distance to Primary School	R	Site is in excess of 801m of primary school. Eastern side of the site is within the 800m buffer for Gislingham Primary School.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Botesdale Surgery and Manor Farm Surgery GPs.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor .
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided. No title deed.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Great Ashfield

SITE ID:	HE22998
District:	Mid Suffolk
Parish:	Great Ashfield
Site Address	Land at junction of Wetherden Road and Hundred Lane, Great Ashfield, Suffolk, IP31 3HR (adjacent to Slough Farm).
Approx site area (ha):	0.8
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	Green – No evidence of Coalescence
7. Developable area	G	Green – No known issues.

8. Greenfield/Brownfield	A	Amber – Greenfield site.
9. Agricultural Land Class	A	Wholly grade 3
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site within SSSI impact risk zone but You do not need to consult Natural England on the proposed development at this location.
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	Amber – There is a possibility of harm to designated grade two listed Slough Farm, adjacent to the NW
18. Flood Risk	A	1% covered in SW flood
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Amber – Site is within 800m – 5km of Bacton GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23299
District:	Mid Suffolk
Parish:	Great Ashfield
Site Address	Elmswell Road, Great Ashfield, Mid Suffolk, Suffolk, IP31 3HH
Approx site area (ha):	2.4
Proposed Use:	Housing (C3),
Proposed dwellings (if applicable):	40

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designated Sites of Special Scientific Interest impact risk zone.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 3.7% covered by surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23309
District:	Mid Suffolk
Parish:	Great Ashfield
Site Address	Elmswell Road, Great Ashfield, Mid Suffolk, Suffolk, IP31 3HH
Approx site area (ha):	2.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	35

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	Constraint present on site causing less than significant issue. Public right of way to north of site.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 2.
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designation. Sites of Special Scientific Interest Impact risk zone.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 2.9% covered by surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is wholly within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23951
District:	Mid Suffolk
Parish:	Great Ashfield
Site Address	Land to North East of Elmswell Road, Great Ashfield, Suffolk
Approx site area (ha):	1.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary. Houses opposite not considered significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	A	Grade 2
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the water recycling centre.
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage asset. (A church)
18. Flood Risk	R	32.45% Surface Water 4.5% Flood Zone 2 21.4% Flood Zone 3
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24163
District:	Mid Suffolk
Parish:	Great Ashfield
Site Address	Cardin's Field, Land East of Elmswell Road, Great Ashfield
Approx site area (ha):	1.6
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.6025 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not within flood zone 3

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Site is not adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and	G	Site is not within a national landscape or project area

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact upon nearby listed buildings
18. Flood Risk	A	12.96% Surface water Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a school
20. Distance to Secondary School	R	Site is in excess of 5km from a school
21. Distance to GP surgery	R	Site is in excess of 5k from a GP surgery
22. Strategic Transport Corridor	A	Site is not within the transport corridor
23. Distance to train station	A	Site is within 800m and 5km of Elmswell station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24162
District:	Mid Suffolk
Parish:	Great Ashfield
Site Address	School House Farm, located off Norton Road, Great Ashfield, Bury St Edmunds, IP31 3HJ
Approx site area (ha):	3.1
Proposed Use:	Housing, Commercial, Green Infrastructure
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	3.1327 ha
2. Allocation or Permission	Potentially Suitable	Site is allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Brownfield site
9. Agricultural Land Class	A	Grade 3 Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and	G	Site is not within a national landscape or project area

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ Boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	G	Site will not impact upon any heritage assets
18. Flood Risk	A	20.35% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a primary school
20. Distance to Secondary School	R	Site is in excess of 5km from a secondary school
21. Distance to GP surgery	A	Site is within 800m to 5km of Woolpit health Centre
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	A	Site is within 800m to 5km of Elmswell Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Employment
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site does have access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within any designations
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23053
District:	Mid Suffolk
Parish:	Great Blakenham
Site Address	Land East of Stowmarket Road, Maltings Farm, Great Blakenham, IP6 0LY
Approx site area (ha):	1.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.4508 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and does not have any permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	not in Flood zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	partly brownfield
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	A	Site adjoins a historic landfill and a waste site
11. Formal recreation provision	G	Site will not impact on provision
12. Environmental designations	G	Site is not in a designation

13. National Landscapes and Special Character Areas	G	Site is not in a National Landscape or project Area
14. Designations/allocations in Development Plan	A	Adjoins an area of local landscape sensitivity
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is in a PMHZ
16. Local Environmental Designations	A	site is partly within the 200m buffer of a County Wildlife Zone
17. Heritage assets	A	Site may affect listed buildings
18. Flood Risk	G	0% flooding
19. Distance to Primary School	R	Site is in excess of 800m of a primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Claydon High School
21. Distance to GP surgery	A	Site is within 800m and 5km of Needham Market Country practice
22. Strategic Transport Corridor	G	Site is within the transport corridor
23. Distance to train station	A	Site is within 800m and 5km of Needham Market Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been carried out
28. Access to public highway	G	Site has direct access to the highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	R	Wholly within safeguarding area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Great Blakenham

SITE ID:	HE23248
District:	Mid Suffolk
Parish:	Great Blakenham
Site Address	Land off Stowmarket Road Great Blakenham
Approx site area (ha):	10
Proposed Use:	Housing (C3), Supported and special needs housing, Mixed use
Proposed dwellings (if applicable):	120

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Partly Grade 2 and 3
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the waste site adjacent

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	A	Site is adjoining a Local landscape Sensitivity designated within a neighbourhood plan
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a Protect Habitat Mitigation Zone
16. Local Environmental Designations	R	Site is partially located within a County Wildlife Site 200m Buffer
17. Heritage assets	A	There is a possibility of harm to designated grade II listed buildings
18. Flood Risk	A	Approximately 6.1% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Claydon secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham Market Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23993
District:	Mid Suffolk
Parish:	Great Blakenham
Site Address	Land to west of Stowmarket Road, and north of Meadow Drive, Great Blakenham IPSWICH
Approx site area (ha):	0.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form (Claydon)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	grade 2 and 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within Protected Habitats Zone and SSSI impact risk zone
16. Local Environmental Designations	R	Site wholly within County Wildlife Sites 200m buffer zone
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0.27% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Claydon High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market Country Practice
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham Market train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but the relocation would not take a significant time to achieve. (Oct 2026)
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23760
District:	Mid Suffolk
Parish:	Great Blakenham
Site Address	Land North Of Chalk Hill Lane Great Blakenham Ipswich Suffolk IP6 0FJ
Approx site area (ha):	0.8
Proposed Use:	Housing
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	0% FZ3
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	adjacent to settlement boundary
6. Coalescence	G	does not contribute to coalescence
7. Developable area	G	no known constraints on site
8. Greenfield/Brownfield	A	greenfield
9. Agricultural Land Class	A	wholly grade 2

10. Neighbouring uses	G	– There are no neighbouring use issues.
11. Formal recreation provision	G	will not impact on provision
12. Environmental designations	G	Corner of site is adjoining corner of ancient woodland, but significant housing development adjacent to site boundary - both sides
13. National Landscapes and Special Character Areas	G	Green – Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within PHMZ - Stour and Orwell Esturaries Special Protection Area and Ramsar site and the Deben Estuary Special Protection Area and Ramsar site 13km Zone of Influence Site is within SSSI impact risk zone - You should consult Natural England on the
16. Local Environmental Designations	A	Within 200m buffer of county wildlife site - Great Wood
17. Heritage assets	G	no potential harm
18. Flood Risk	A	1.71% SW flood, 0% FZ 2& 3
19. Distance to Primary School	R	greater than 801m of primary school
20. Distance to Secondary School	A	Within 801-5km of claydon high school
21. Distance to GP surgery	A	within 801-5km of needham market GP
22. Strategic Transport Corridor	G	Within strategic transport corridor
23. Distance to train station	A	Within 801-5km of needham market train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	A	One permission for a small portion of site - DC/23/00718 - Full Planning Application - Erection of 1No detached dwelling (amended scheme and re-submission of DC/22/02495).
26. Site ownership	A	Not evidenced
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	marginal or unknown
28. Access to public highway	G	corner of site has direct access to Chalk Hill Lane, an unclassified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	site wholly within mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Great Bricett

SITE ID:	HE23496
District:	Mid Suffolk
Parish:	Great Bricett
Site Address	Land South of Offton Road , Squirrels Farm. IP14 2JD
Approx site area (ha):	1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Agricultural Land
9. Agricultural Land Class	A	Grade 2 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within SSSI Impact Risk Zones Buffer
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets Grade 2
18. Flood Risk	A	1.1% Surface Water Coverage
19. Distance to Primary School	A	Site is within 401m and 800m of Ringshall School
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market Country Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23700
District:	Mid Suffolk
Parish:	Great Bricett
Site Address	Land south of Great Bricett Business Park, Great Bricett
Approx site area (ha):	2.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	51

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha- 2.8ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated. It was subject to Outline planning permission DC/17/03568 which has since expired.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	Green – No known issues.

8. Greenfield/Brownfield	G	Green – Wholly brownfield site.
9. Agricultural Land Class	A	Amber – Wholly Grades 2 and 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	Amber – Approximately 10.7% covered by surface water flood risk.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Bildeston Health Centre GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	R	Red – Site is occupied/in use by commercial/employment premises and there are likely to be significant delays to relocating its current use and/or potential policy conflict.
25. Unimplemented planning permissions	A	Amber – Up to two expired permissions in the last 10 years including Outline planning permission DC/17/03568.
26. Site ownership	A	Amber – No evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	A
Comments	

SITE ID:	HE24177
District:	Mid Suffolk
Parish:	Great Bricett
Site Address	Land South of the B1078 and west of Offton Road
Approx site area (ha):	5.5
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	33

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	National Grid Towers present on site causing less than significant issue

8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is partially or wholly located within a Protect Habitat Mitigation Zone and SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	Approximately Surface Water Flooding 0.27%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Hadleigh High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Hadleigh Boxford Group Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	A	Site has indirect access to a classified road through another site which is also promoted for development
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24074
District:	Mid Suffolk
Parish:	Great Bricett
Site Address	Land to the south of Lower Farm Road Wattisham Ipswich IP7 7RE
Approx site area (ha):	7.0693
Proposed Use:	Housing
Proposed dwellings (if applicable):	140

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Partly Grades 2, 3 and Non Agricultural.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not located within or adjoining any designations listed.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 3% covered in surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Bildeston Health Centre GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Great Finborough

SITE ID:	HE23240
District:	Mid Suffolk
Parish:	Great Finborough
Site Address	Broad Oak, High Road, Great Finborough, Stowmarket, IP14 3AA
Approx site area (ha):	1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Site is partly located within a settlement boundary Great Finborough
6. Coalescence	G	No evidence of Coalescence
7. Developable area	A	PRoW runs through the site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield

9. Agricultural Land Class	A	Wholly Grades 2 and or 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is located within the SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	G	Site is within 400m of Great Finborough Church of England Voluntary Controlled Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth, Combs Ford Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket Train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway - B Road, B1115
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23102
District:	Mid Suffolk
Parish:	Great Finborough
Site Address	High Road, Great Finborough, Stowmarket,
Approx site area (ha):	3.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	69

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	A	33kv pole towers present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly grade 3

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Not within designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	A	Site is within 401m and 800m of Great Finborough primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth GP and Combs Ford GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23209
District:	Mid Suffolk
Parish:	Great Finborough
Site Address	Dairy Farm Barn, Valley Lane, Great Finborough, Stowmarket, IP14 3BE
Approx site area (ha):	7.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	158

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence

7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Water Recycling Centre
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated heritage assets
18. Flood Risk	A	Approximately Surface Water Flooding 2.8%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	A	Site is within 401m and 800m of Great Finborough Church of England Voluntary Controlled Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth Surgery and Combs Ford Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23795
District:	Mid Suffolk
Parish:	Great Finborough
Site Address	Land to the west of B1115 High Road, Great Finborough, IP14 3AQ
Approx site area (ha):	0.9
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Great Finborough settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Great Finborough Church of England Voluntary Controlled Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23794
District:	Mid Suffolk
Parish:	Great Finborough
Site Address	Land to the west of B1115 High Road, Great Finborough, IP14 3AQ
Approx site area (ha):	7.8
Proposed Use:	Housing, Commercial, Green Infrastructure
Proposed dwellings (if applicable):	80

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	7.8147 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	A public right of way and an electricity pylon run through the site
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 and 3 land
10. Neighbouring uses	A	There is an Inline pumping station and a water recycling centre near to the site
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	A	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or project area

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact upon nearby listed buildings
18. Flood Risk	A	6.38% surface water flooding
19. Distance to Primary School	G	Site is within 400m of Great Finborough school
20. Distance to Secondary School	A	Site is within 800m to 5km of Stowmarket high school
21. Distance to GP surgery	A	Site is within 800m to 5km of stowhealth and Combs ford surgery
22. Strategic Transport Corridor	A	site is not within the transport corridor
23. Distance to train station	A	Site is within 800m to 5km of Stowmarket station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	site is in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Harleston

SITE ID:	HE24174
District:	Mid Suffolk
Parish:	Harleston
Site Address	Plashwood Garden Village
Approx site area (ha):	296
Proposed Use:	Housing, Commercial, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	2000

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is partially within Ancient Woodland Designation

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	A	Some contribution which results in a reduction of green space between settlements

7. Developable area	R	High Pressure Gas Pipelines present on site causing significant issue
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Partly Grade 2 and 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	R	Site is at least partially within an Ancient Woodland
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	R	Site is partially located within a Local Landscape Sensitivity designated within a Neighbourhood Plan
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	R	Site is partially or wholly located within Several County Wildlife Sites and Ancient Woodlands
17. Heritage assets	R	There is a strong possibility of harm to several designated heritage assets
18. Flood Risk	A	Approximately Surface Water Flooding 3.49%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth, Combs Ford Surgery and Woolpit Health Centre
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell Rail Station and Stowmarket Rail Station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	Due to the strategic nature of this site, we expect there is reasonable expectation that the constraints could be overcome. This site would be expected to deliver a signficant amount of infrastructure.

Haughley

SITE ID:	HE23226
District:	Mid Suffolk
Parish:	Haughley
Site Address	Land, approx. 175 metres north of Station Road Haughley Stowmarket Suffolk IP14 3PU
Approx site area (ha):	0.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield

9. Agricultural Land Class	A	Site is located partly Grade 2 and 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining a housing designation
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	A	Site is within 401m and 800m of Crawford's Church of England Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High School and Stowupland High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth GP and Combs Ford Surgery.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell Rail Station and Stowmarket Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown.
28. Access to public highway	A	Site has indirect access to a classified road through another site which is also promoted for development. Through HE23521 and HE23214 - U Roads and C Roads
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23520
District:	Mid Suffolk
Parish:	Haughley
Site Address	Land north-east off Tot Hill, Haughley, Stowmarket, Suffolk. IP14 3QQ.
Approx site area (ha):	1.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not within Flood Risk 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	R	Site is partially located within County Wildlife Sites 200m Buffer
17. Heritage assets	G	No potential harm
18. Flood Risk	G	No Flood Risk
19. Distance to Primary School	A	Site is within 401m and 800m of Grace Cook Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High School + Stowupland High School
21. Distance to GP surgery	A	Within 5km of Stowhealth + Combs Ford Surgery
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Within 5km of Stowmarket Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23214
District:	Mid Suffolk
Parish:	Haughley
Site Address	Mere Farm, Green Road, Haughley, Stowmarket, IP14 3RA
Approx site area (ha):	3.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	75

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence

7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield Site 75% Brownfield Site 25%
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	A	Site is adjoining a Housing Allocated designated within a Neighbourhood Plan
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Approximately Surface Water Flooding 4.9%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	A	Site is within 401m and 800m of Crawford's Church of England Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth Surgery
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell Rail Station and Stowmarket Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but the relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	R	Three or more expired permissions
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23521
District:	Mid Suffolk
Parish:	Haughley
Site Address	Land off Grainge Way, Haughley, Stowmarket, IP14 3GQ
Approx site area (ha):	5.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	100

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	A	PROW + Ukpn-33kv-poles-towers through the site
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly with Grade 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is adjoining a designation or within a national landscape ‘project area’.
14. Designations/allocations in Development Plan	A	Site is adjoining a Housing Allocation.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	1.5% Surface Water Coverage
19. Distance to Primary School	G	Within 400m of Crawford's Church of England Primary School
20. Distance to Secondary School	A	Within 5km of Stowmarket High School + Stowupland High School
21. Distance to GP surgery	A	Within 5km of Stowhealth + Stowhealth
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Within 5km of Elmswell Rail Station + Stowmarket Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23480
District:	Mid Suffolk
Parish:	Haughley
Site Address	Land north of Fishponds Way Haughley
Approx site area (ha):	8
Proposed Use:	Housing (C3), Supported and special needs housing
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary within settlement boundary buffer
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	PROW on edge of site and UK Power Network poles - towers present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Partly Grades 2 and 3 Agricultural Land

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Water Recycling Centre Pumping Station
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within SSSI Impact Risk Zones Boundaries
16. Local Environmental Designations	G	Site is not located within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Surface Water Flooding Coverage 2.04% Flood Zone 2 - 4.5% Flood Zone 3 - 5.6%
19. Distance to Primary School	A	Site is within 401 and 800m of Crawford's Church of England Primary School
20. Distance to Secondary School	A	Site is within 801 and 5km of Stowupland High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth + Combs Ford Surgery
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Development is likely viable
28. Access to public highway	G	Site has direct highways access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23097
District:	Mid Suffolk
Parish:	Haughley
Site Address	Land at Station Road, Haughley, Stowmarket, IP14 3QP
Approx site area (ha):	9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	170

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	Would not contribute to coalescence
7. Developable area	A	Public rights of way and 33kv pole towers present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield.

9. Agricultural Land Class	A	Wholly grade 2.
10. Neighbouring uses	G	There are no neighbouring issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Not within designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	6.9% Surface Water Flooding.
19. Distance to Primary School	A	Site is within 401 and 800m of Crawford's (Haughley) primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket secondary school and Stowupland secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth GP and Combs Ford GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23050
District:	Mid Suffolk
Parish:	Haughley
Site Address	Land to the East of London Lane, Stowmarket, Suffolk
Approx site area (ha):	14.9
Proposed Use:	Mixed use
Proposed dwellings (if applicable):	60

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	8 ha
2. Allocation or Permission	Potentially Suitable	Not allocated and no permissions on site

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in flood zone 3
4. Designated land	Potentially Suitable	not within a designation

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	no contribution to coalescence
7. Developable area	R	High Pressure pipeline in the north of the site
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site will not impact on provision
12. Environmental designations	G	Site is not located within a designation
13. National Landscapes and Special Character Areas	G	Site is not within a National Landscape of project area

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within and IRZ boundary
16. Local Environmental Designations	A	Site is very close to the border of the County Wildlife zones 200m buffer
17. Heritage assets	G	Site will not impact on any Heritage Assets
18. Flood Risk	A	2.5% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 800m from a primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland and Stowmarket high schools
21. Distance to GP surgery	A	Site is within 800m and 5km of Stowhealth and Combs ford Surgery
22. Strategic Transport Corridor	G	Site is within the transport corridor
23. Distance to train station	A	Site is within 800m and 5km of Stowmarket Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been provided
28. Access to public highway	R	Site has no access to a highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	site is partly in a mineral consultation area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23265
District:	Mid Suffolk
Parish:	Haughley
Site Address	Land north of Shepherd's Lane, Stowmarket IP14 3QE
Approx site area (ha):	38.1
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	600

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues

8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	A	Site is adjoining an Ancient Woodland
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	A	Site is adjoining a Saved Policy allocated within the Local Plan
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	A	Site is partially adjoining an Ancient Woodland and County Wildlife Site
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Approximately Surface Water Flooding 5.1%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	A	Site is within 401m and 800m of Grace Cook Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High School and Stowupland High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth Surgery and Combs Ford Surgery
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	A	Site has indirect access to a classified road through another site which is also promoted for development
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24048
District:	Mid Suffolk
Parish:	Haughley
Site Address	Near The Close, Stowmarket Road, Haughley New Street, Mid Suffolk, Suffolk, England, IP14 3JJ
Approx site area (ha):	0.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site has capacity to accommodate five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	G	Wholly Grade 4.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to grade 2 listed building Bridge Farmhouse.
18. Flood Risk	A	Approximately 33% covered in surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High school.
21. Distance to GP surgery	A	Site is within 800m – 5km of both Stowhealth and Woolpit GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24042
District:	Mid Suffolk
Parish:	Haughley
Site Address	Near Stowmarket Road, Haughley New Street, Mid Suffolk, Suffolk, England, IP14 3JJ
Approx site area (ha):	0.3
Proposed Use:	Housing, Other - please specify
Proposed dwellings (if applicable):	7

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	Less than 1% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre and Stowhealth.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket and Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highways
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24049
District:	Mid Suffolk
Parish:	Haughley
Site Address	Near Stowmarket Road, Haughley New Street, Mid Suffolk, Suffolk, England, IP14 3JJ
Approx site area (ha):	0.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	13

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	G	Wholly Grade 4.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to grade 2 listed building Bridge Farmhouse.
18. Flood Risk	A	Approximately 20% covered in surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High school.
21. Distance to GP surgery	A	Site is within 800m – 5km of both Stowhealth and Woolpit GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24045
District:	Mid Suffolk
Parish:	Haughley
Site Address	Near Stowmarket Road, Haughley New Street, Mid Suffolk, Suffolk, England, IP14 3JJ
Approx site area (ha):	0.6
Proposed Use:	Housing, Commercial
Proposed dwellings (if applicable):	16

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings / The site allows for 500sqm of employment floor space.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.

7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 4% covered in flood zone 2 and 1% in flood zone 3.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High school.
21. Distance to GP surgery	A	Site is within 800m – 5km of both Stowhealth and Woolpit GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23801
District:	Mid Suffolk
Parish:	Haughley
Site Address	Land to the south of Stowmarket Road, Haughley New Street (nearest postcode IP14 3JN)
Approx site area (ha):	1.3
Proposed Use:	Housing, Commercial
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Haughley settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site mainly Grade 3 agricultural land, small amount Grade 4
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining Employment site designation
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0.79% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24050
District:	Mid Suffolk
Parish:	Haughley
Site Address	Near The Close, Stowmarket Road, Haughley New Street, Mid Suffolk, Suffolk, England, IP14 3JJ
Approx site area (ha):	1.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	35

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	G	Grade 4 and smaller part Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to grade 2 listed building Bridge Farmhouse.
18. Flood Risk	A	Approximately 20% covered in surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High school.
21. Distance to GP surgery	A	Site is within 800m – 5km of both Stowhealth and Woolpit GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23931
District:	Mid Suffolk
Parish:	Haughley
Site Address	Land on the West side of Bacton Road, Haughley Green IP14 3RQ
Approx site area (ha):	2.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	40

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the water recycling centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets. (Grade 2 Listed Building)
18. Flood Risk	A	43.45% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Manor Farm Surgery.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell Train Station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but the relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	A	DC/21/05494 - Application refused. DC/23/00978 - Chang of use of land for equestrian use (granted)
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	A
Comments	

SITE ID:	HE23841
District:	Mid Suffolk
Parish:	Haughley
Site Address	Land north of Station Road, Haughley IP14 3QP
Approx site area (ha):	3.2
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	68

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 3.2ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable - Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site.

9. Agricultural Land Class	A	Amber- grade 2.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	Amber-11.15% surface water flood risk.
19. Distance to Primary School	A	Amber – Site is within 800m of Crawford's Church of England primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Stowmarket High and Stowupland High secondary schools.
21. Distance to GP surgery	A	Amber – Site is within 5km of Stowhealth and Combs Ford Surgery GPs.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 5km of Elmswell and Stowmarket train stations.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. Little evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24198
District:	Mid Suffolk
Parish:	Haughley
Site Address	Land north of Shepherds Lane Stowmarket
Approx site area (ha):	9.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	190

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	9.2395 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or project area

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within any designations
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact upon a nearby listed building
18. Flood Risk	A	7.03% Surface Water Flooding 6.8% Flood Zone 2
19. Distance to Primary School	G	Site is within 400m of Grace Cook primary school
20. Distance to Secondary School	A	Site is within 800m to 5km of Stowupland and Stowmarket high Schools
21. Distance to GP surgery	A	Site is within 800m to 5km of Stowhealth and Combs ford surgery
22. Strategic Transport Corridor	G	Site is within the transport corridor
23. Distance to train station	A	Site is within 800m to 5km of Stowmarket Train Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	R	Site does not have access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a mineral consultation area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24030
District:	Mid Suffolk
Parish:	Haughley
Site Address	Land South of Plashwood Road, Haughley, Mid Suffolk, Suffolk, England, IP14 3QX
Approx site area (ha):	9.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	70

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Haughley settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Partly Grade 2, partly Grade 3 agri land
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the water recycling centre
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Wholly within the SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated Haughley Conservation Area
18. Flood Risk	A	1.5% surface water 1.3% flood zone 2 1.8% flood zone 3
19. Distance to Primary School	G	Site is within 400m of Crawford's Church of England Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Hemingstone

SITE ID:	HE23001
District:	Mid Suffolk
Parish:	Hemingstone
Site Address	Orchard Cottage, Main Road, Hemingstone, Ipswich, IP6 9RJ
Approx site area (ha):	1.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.

6. Coalescence	G	Green – No evidence of Coalescence
7. Developable area	G	Green – No known issues
8. Greenfield/Brownfield	G	wholly greenfield
9. Agricultural Land Class	A	wholly grade 3
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	wholly within PHMZ wholly within SSSI impact zone - further information required - recreational pressure impacts to European Sites (habitats sites) This development site is within the zone of influence (ZoI) for recreational pressure impacts to one or mor
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	Amber – There is a possibility of harm to designated - Adjacent to grade wo listed Old Hall Cottage
18. Flood Risk	A	1.6% of site with SW flood risk
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Amber – Site is within 801m – 5km of Claydon High School.
21. Distance to GP surgery	R	Red – Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Sole owner, no evidence
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	G	Green – Site has direct access to highway - c class
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23229
District:	Mid Suffolk
Parish:	Hemingstone
Site Address	Hemingstone Fruit Farm, Main Road, Ipswich, IP69RJ
Approx site area (ha):	5.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within a settlement boundary or significant built form.
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	G	Greenfield 75% Brownfield 25%
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within the Protected Habitat Mitigation Zone and SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated Charity Farmhouse grade 2, Old Hall Cottage grade 2
18. Flood Risk	A	Surface Water Flooding - 1.9%
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Claydon High School
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but its current use does not require relocation
25. Unimplemented planning permissions	A	Up to two expired permissions in the last 10 years.
26. Site ownership	A	No evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown.
28. Access to public highway	G	Site has direct access to highway - U Road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	A
Comments	

Henley

SITE ID:	HE23475
District:	Mid Suffolk
Parish:	Henley
Site Address	Land West of Main Road, Henley
Approx site area (ha):	3.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	55

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 and 3
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a protected habitats mitigation zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated heritage assets.
18. Flood Risk	A	1.1% surface water covered
19. Distance to Primary School	A	Site is within 401m and 800m of Henley primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Claydon and Orminston Endeavour secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23136
District:	Mid Suffolk
Parish:	Henley
Site Address	Land South of Ashbocking Road, Henley, Suffolk, IP6 0QX
Approx site area (ha):	6.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 3

10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the water recycling centre
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Located with protected habitat mitigation zone and SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	2.3% surface water flooding
19. Distance to Primary School	G	Site is within 400m of Henley primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Claydon secondary school and Ormiston Endeavour (Whitton) secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23850
District:	Mid Suffolk
Parish:	Henley
Site Address	Church Farm, Main Road, Henley, Ipswich, IP6 0QT
Approx site area (ha):	3.1
Proposed Use:	Housing
Proposed dwellings (if applicable):	55

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 3.1ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable - Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form

6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber- grades 2 and 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not located within or adjoining national landscape or 'project area'.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber- site is within a SSSI Impact Risk Zone and Stour and Orwell Esturaries Special Protection Area and Ramsar site and the Deben Estuary Special Protection Area and Ramsar site 13km Zone of Influence.
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	Amber – There is a possibility of harm to designated heritage asset to the east.
18. Flood Risk	A	Amber- 0.76% surface water flood risk coverage.
19. Distance to Primary School	A	Amber – Site is within 800m of Henley primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Ormiston Endeavour Academy and Claydon High secondary schools.
21. Distance to GP surgery	R	Red – Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Amber – Site is occupied/in use but its relocation would not take a significant time to achieve. Agricultural sheds.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – No evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Hessett

SITE ID:	HE23965
District:	Mid Suffolk
Parish:	Hessett
Site Address	Land on South Side of Spring Farm, Manor Road, Hessett, IP30 9BQ
Approx site area (ha):	0.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone
16. Local Environmental Designations	R	Site is partially located within a County Wildlife Site buffer.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	6.14% surface water covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Thurston Community College
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Thurston train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24108
District:	Mid Suffolk
Parish:	Hessett
Site Address	Land at Heath Road, Hessett, Bury St Edmunds, Suffolk, IP30 9BJ
Approx site area (ha):	1.0574
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent significant built form.
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	approximately 10.11% covered by surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Thurston Community College secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP, but is adjacent edge of 5km zone,
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor, but is adjacent corridor, with small, north area of the site within the zone.
23. Distance to train station	A	Site is within 800m – 5km of Thurston train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Horham

SITE ID:	HE23921
District:	Mid Suffolk
Parish:	Horham
Site Address	Finch Meadow Caravan, Stradbroke Road, Horham, Eye, IP21 5DZ
Approx site area (ha):	0.1
Proposed Use:	Housing (Gypsy Traveller)
Proposed dwellings (if applicable):	3

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is below 0.25ha and does not have capacity to accommodate at least five dwellings. However this is gypsy and traveller proposal so will be assessed.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues

8. Greenfield/Brownfield	G	partially brownfield - concrete hardstanding
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	less than 1% in flood zones
19. Distance to Primary School	R	in excess of 800m from a primary school
20. Distance to Secondary School	A	Within 5km of Stradbroke High School
21. Distance to GP surgery	A	Within 5km of Stradbroke GP Surgery
22. Strategic Transport Corridor	A	Outside of transport corridor
23. Distance to train station	R	in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or[CG4.1] could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	no evidence provided

RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23900
District:	Mid Suffolk
Parish:	Horham
Site Address	Church Farm Barn, The Street, Horham, Eye, IP21 5DY
Approx site area (ha):	0.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	4

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	G	Brownfield Site
9. Agricultural Land Class	A	Wholly within Grade 3 Agricultural Land

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	R	Site is wholly located within County Wildlife Sites 200m Buffer
17. Heritage assets	G	No potential harm
18. Flood Risk	A	4.25 Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Within 5km of Stradbroke High School
21. Distance to GP surgery	A	Within 5km Stradbroke Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	R	Site does not have direct or indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23796
District:	Mid Suffolk
Parish:	Horham
Site Address	Land north of The Street, (west of The Granary), Horham
Approx site area (ha):	1.1
Proposed Use:	Housing
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Horham settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	approximately 16.91% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stradbroke High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Stradbroke Surgery
22. Strategic Transport Corridor	G	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	R	Site does not have direct or indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23945
District:	Mid Suffolk
Parish:	Horham
Site Address	B1117 Horham Eye IP21 5DY
Approx site area (ha):	4.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	107

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the water recycling centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	A	Site is partially within a 200m buffer of a county wildlife site.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	10.1% covered Flood Zone 3 1.59% covered Surface Water
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stradbroke secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Stradbroke Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is vacant or could be developed immediately. However, has held under a Farm Business Tenancy (FBT), the termination or surrender of which will be necessary to enable development within the short-term timeframe.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Hoxne

SITE ID:	HE23125
District:	Mid Suffolk
Parish:	Hoxne
Site Address	Land south of Green Street, Eye
Approx site area (ha):	0.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary.
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the neighbouring use.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area’.
14. Designations/allocations in Development Plan	R	Site is r wholly located within a designation.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designation.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	there is a possibility of harm to designated heritage assets.
18. Flood Risk	A	5.6% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	A	No unimplemented permissions DC/24/05100 - householder app
26. Site ownership	A	incomplete evidence
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23077
District:	Mid Suffolk
Parish:	Hoxne
Site Address	Land at Abbey Hill Hoxne IP21 5AL
Approx site area (ha):	4.9
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	80

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	4.9ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in Flood zone 3
4. Designated land	Potentially Suitable	Site is not located within a designation but is adjacent to a scheduled monument

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	A public right of way runs through the bottom/edge of the site
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	A	There is a water recycling centre close to the site
11. Formal recreation provision	G	No impact on provision
12. Environmental designations	G	Site is not within any designations

13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or a project area
14. Designations/allocations in Development Plan	A	Site is adjoining an employment site and an area of local landscape sensitivity
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact on an adjoining conservation area and several nearby listed buildings
18. Flood Risk	A	2.3% Surface Water Flooding
19. Distance to Primary School	A	Site is within 800m of Hoxne primary school
20. Distance to Secondary School	A	Site is within 800m to 5km of Hartismere school
21. Distance to GP surgery	A	Site is within 800m to 5km to Eye health Centre
22. Strategic Transport Corridor	A	Site is not within the transport corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been carried out
28. Access to public highway	G	Site has direct access toa classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is in mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23149
District:	Mid Suffolk
Parish:	Hoxne
Site Address	13 acres off of Nuttery Vale, Hoxne Nuttery Vale, Hoxne
Approx site area (ha):	5.2
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	104

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 5.2ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	Green – No contribution to Coalescence

7. Developable area	A	Amber – Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber – Wholly grade 2.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Red – Site is located within a designation- Area of Local Landscape Sensitivity. Designated by policy HOX6 of Hoxne Neighbourhood Plan.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber – Site is located within an SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	0% Surface Water flooding 0.7% Flood zone 3 0.1% flood zone 3
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Hartismere secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Eye Health Centre GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately- agricultural land.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No viability assessment.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23140
District:	Mid Suffolk
Parish:	Hoxne
Site Address	15 acres west of Wittons Lane, Hoxne
Approx site area (ha):	6.2
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	124

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate more than five dwellings. (6.1626 ha)
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated and has no existing planning permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable- the site is not located in Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form.
6. Coalescence	G	Green – No contribution to coalescence.
7. Developable area	A	Amber – Constraint present on site causing less than significant issue. A public right of way overlaps the western boundary.

8. Greenfield/Brownfield	A	Amber – Greenfield site. Farmland.
9. Agricultural Land Class	A	Amber – Wholly Grades 2 and 3.
10. Neighbouring uses	A	Amber – There is a possibility development would result in some negative issues with the neighbouring use. The site is partially in the buffer zone for Hoxne Water Recycling Centre.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Green – Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Amber – Site is located within a SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Green – site is not located wholly or partially within any designations listed.
17. Heritage assets	A	Amber – There is a possibility of harm to designated or non-designated heritage assets.
18. Flood Risk	A	1.3% surface water flood risk
19. Distance to Primary School	G	Green – Site is within 400m of St Edmund's primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Red – Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately as it is arable agricultural land.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No viability assessment.
28. Access to public highway	G	Green – Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23191
District:	Mid Suffolk
Parish:	Hoxne
Site Address	Land off of Abbey Hill Road, Hoxne
Approx site area (ha):	8
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	160

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially located within the Remains of Hoxne Priory at Abbey Farm designation.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Water Recycling Centre.
11. Formal recreation provision	R	Would result in loss of existing provision of local green space (HOX5).
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	A	Site is partially located within a local landscape sensitivity (HOX6) and green space (HOX5).
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within SSSI impact risk zones. Need to consult NE.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to scheduled monuments and conservation area.
18. Flood Risk	A	Approximately 4% covered in surface water flooding only.
19. Distance to Primary School	A	Site is within 401m and 800m of St Edmunds primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye Health Centre GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	A	Site has indirect access to a classified road through another site which is also promoted for development.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23187
District:	Mid Suffolk
Parish:	Hoxne
Site Address	Land to the west of Wittons Lane, Hoxne
Approx site area (ha):	12.1
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	242

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No contribution to coalescence.
7. Developable area	A	Public Right of Way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site.

9. Agricultural Land Class	A	Partly Grades 2 and 3.
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Hoxne Water Recycling Centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	R	Site is partially located within Hoxne Local Landscap Sensitivity (HOX6).
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 3% covered in surface water flooding and 1% in flood zone 2.
19. Distance to Primary School	A	Site is within 401m and 800m of St Edmunds primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23955
District:	Mid Suffolk
Parish:	Hoxne
Site Address	Land at Nuttery Vale Hoxne IP21 5BB
Approx site area (ha):	0.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	14

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	A	Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and	G	Site is not located within or adjoining national landscape or ‘project area’.

Special Character Areas		
14. Designations/allocations in Development Plan	R	Site is partially located within a Local Landscape Sensitivity.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	1.89% surface water covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hartismere secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye Health Centre.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23864
District:	Mid Suffolk
Parish:	Hoxne
Site Address	Land South of Nuttery Vale, Hoxne, Suffolk, England, IP21 5BD
Approx site area (ha):	1.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	33

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 1.16ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form

6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber- Grades 2 and 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	A	Amber – Site is within 800m of St Edmund's primary school, Hoxne.
20. Distance to Secondary School	A	Amber – Site is within 5km of Hartismere secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Eye Health Centre GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately- agricultural land.
25. Unimplemented planning permissions	G	Green –No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23969
District:	Mid Suffolk
Parish:	Hoxne
Site Address	Land West side of Abbey Hill, Hoxne, Eye, Suffolk
Approx site area (ha):	1.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Water Recycling Centre.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site is partially located within a local landscape sensitivity zone.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located in a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm. Conservation area close.
18. Flood Risk	G	less than 1% flood risk
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hartismere secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23953
District:	Mid Suffolk
Parish:	Hoxne
Site Address	Land off Green Street Hoxne IP21 5BZ
Approx site area (ha):	1.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	26

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area’.
14. Designations/allocations in Development Plan	R	Site is wholly located within a Local Landscape Sensitivity Zone.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	5.8% surface water covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23952
District:	Mid Suffolk
Parish:	Hoxne
Site Address	Land Heckfield Green Hoxne IP21 5AD
Approx site area (ha):	2.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	48

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Grade 2 and 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and	G	Site is not located within or adjoining national landscape or ‘project area’.

Special Character Areas		
14. Designations/allocations in Development Plan	A	Site is adjoining a housing allocation, although a road seperates the two sites.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets (Grade 2 Listed Building)
18. Flood Risk	G	less than 1% flood risk
19. Distance to Primary School	G	Site is within 400m of St Edmunds primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stradbroke secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Stradbroke Surgery.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Hunston

SITE ID:	HE23090
District:	Mid Suffolk
Parish:	Hunston
Site Address	Land at The Street Hunston, Bury St. Edmunds, IP31 3EL
Approx site area (ha):	0.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	2

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have extant planning permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly grade 2.
10. Neighbouring uses	G	No neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or ‘project area’.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	Within conservation area and there is a possibility of harm to designated grade II listed buildings.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801 and 5km of Ixworth secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Not within the Strategic Transport Corridor.
23. Distance to train station	A	Within 801m - 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permission.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Kenton

SITE ID:	HE24054
District:	Mid Suffolk
Parish:	Kenton
Site Address	Land adjacent to Sycamore Farm, Eye Road, Kenton, IP14
Approx site area (ha):	1.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 9% covered in surface water flooding, 5% flood zone 2 and 1% flood zone 3.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Debenham High secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Debenham Group Practice GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Laxfield

SITE ID:	HE23088
District:	Mid Suffolk
Parish:	Laxfield
Site Address	Little Klabang Farm Station Road Laxfield IP13 8HF
Approx site area (ha):	4.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.
7. Developable area	A	Constraint present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly grade 2 and 3.

10. Neighbouring uses	G	There are no neighbouring issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining designated open space.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is located within SSSI Impact Risk Zone but no need to consult Natural England
16. Local Environmental Designations	A	Site is adjoining county wildlife site.
17. Heritage assets	A	Possibility of harm to designated and non-designated heritage assets. Adjacent to a conversation area.
18. Flood Risk	A	2.89% surface water flooding.
19. Distance to Primary School	G	Within 400m of Laxfield primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Not within strategic transport corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is in use as a campsite, but use will cease in 3 years.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence submitted.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	No viability statement submitted.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	A
Comments	

SITE ID:	HE23869
District:	Mid Suffolk
Parish:	Laxfield
Site Address	Land East of Bickers Hill Road, Laxfield, Suffolk, England, IP13 8EZ
Approx site area (ha):	1.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 1.1ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	G	Green – No known issues.

8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber – Wholly Grade 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	A	Amber – Site is within the County Wildlife Sites 200m Buffer for Laxfield Meadows.
17. Heritage assets	A	Amber – There is a possibility of harm to designated heritage asset- Grade II Listed Blyth House to the west.
18. Flood Risk	G	less than 1% surface water
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Red – Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24036
District:	Mid Suffolk
Parish:	Laxfield
Site Address	Street Farm, Mill Road, Laxfield, Woodbridge, IP13 8HH
Approx site area (ha):	7.3
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	100

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining a designation. Neighbourhood plan green space and neighbourhood plan housing allocation.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to grade 2 listed building adjacent to the site - Street Farmhouse
18. Flood Risk	G	less than 1% in flood zone
19. Distance to Primary School	G	Site is partially within 400m of Laxfield Primary School
20. Distance to Secondary School	R	Site is in excess of 5km from a secondary school
21. Distance to GP surgery	R	in excess of 5km from a GP Surgery
22. Strategic Transport Corridor	A	Outside of transport corridor
23. Distance to train station	R	site is in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	no unimplemented permissions
26. Site ownership	A	incomplete evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	development is unknown
28. Access to public highway	G	site has direct access to the highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23936
District:	Mid Suffolk
Parish:	Laxfield
Site Address	Land adjoining Framlingham Road, Laxfield, Woodbridge IP13 8HD.
Approx site area (ha):	9.8
Proposed Use:	Housing
Proposed dwellings (if applicable):	140

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the water recycling centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area’.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	2.37% covered.
19. Distance to Primary School	G	Site is within 400m of All Saints primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Development is likely viable. viability assessment completed
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Little Finborough

SITE ID:	HE23307
District:	Mid Suffolk
Parish:	Little Finborough
Site Address	Land North West of Bildeston Road, Little Finborough Stowmarket
Approx site area (ha):	0.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 3.

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated heritage assets. Grade II listed building adjacent site.
18. Flood Risk	A	Approximately 1.8% covered by surface flooding.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Combs GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Mellis

SITE ID:	HE23699
District:	Mid Suffolk
Parish:	Mellis
Site Address	Land to the south-west of Yaxley Road, Mellis
Approx site area (ha):	0.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha- 0.27ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated and has no extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Green – Within a settlement boundary and significant built form.
6. Coalescence	G	Green – No evidence of Coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	G	Green – Grade 4.

10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations
16. Local Environmental Designations	A	Amber – Site is partially within and adjoining Mellis Common County Wildlife Site.
17. Heritage assets	R	Red – There is a strong possibility of harm to designated heritage asset Mellis Conservation Area as the site is located within it.
18. Flood Risk	A	5.3% surface water
19. Distance to Primary School	G	Green – Site is within 400m of Mellis CoE primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Hartismere secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Eye Health Centre GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No viability assessment.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Mendham

SITE ID:	HE23473
District:	Mid Suffolk
Parish:	Mendham
Site Address	Land on the East Side of Foxes Lane, Mendham, IP20 0PE
Approx site area (ha):	0.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	2

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	G	Grade 4
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	1.9% surface water covered
19. Distance to Primary School	G	Site is within 400m of Mendham primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Archbishop Sancroft secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23122
District:	Mid Suffolk
Parish:	Mendham
Site Address	Land south of Metfield Road, Withersdale Street, IP20 0JG (East site)
Approx site area (ha):	0.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly grade 2
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the water recycling centre

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Not within designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Ashfield Sancroft secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Fressingfield GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23280
District:	Mid Suffolk
Parish:	Mendham
Site Address	The Old Vicarage, Mendham, Harleston, IP20 0NL
Approx site area (ha):	0.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	18

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	site is above 0.25ha or has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further Assessment as it is not allocated/has extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	site is not at all located within the designation

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	no contribution to coalescence
7. Developable area	G	no known site-specific issues.
8. Greenfield/Brownfield	A	Greenfield site 90% , brownfield 10%.
9. Agricultural Land Class	A	wholly Grades 3 and 4.

10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected, site is wholly within the water recycling centre area.
11. Formal recreation provision	G	site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	site is not located wholly within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Approximately 1.6% covered in south of site.
19. Distance to Primary School	G	Site is within 400m of Mendham primary school.
20. Distance to Secondary School	A	Site is within 801 and 5km of Archbishop Sancroft High secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct highways access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23120
District:	Mid Suffolk
Parish:	Mendham
Site Address	Land south of Metfield Road, Withersdale Street, IP20 0JG
Approx site area (ha):	1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly grade 2

10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Water Recycling Centre
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within SSSI Impact Risk Zone but no need to consult Natural England
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated grade II listed building
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Archbishop Sancroft (Harleston) secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Fressingfield GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE22980
District:	Mid Suffolk
Parish:	Mendham
Site Address	Denny's Hill Mendham Harleston IP200NP
Approx site area (ha):	1.1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	Green – No contribution to coalescence.
7. Developable area	G	Green – No known issues

8. Greenfield/Brownfield	A	Amber – Greenfield site.
9. Agricultural Land Class	G	Wholly Grade 4
10. Neighbouring uses	R	Red – lies within the buffer zone. There is a strong possibility development would be significantly and negatively affected by the nearby water recycling centre.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Green – Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Checked site on Impact Risk Zones for Sites of Special Scientific Interest. States no need to consult Natural England.
16. Local Environmental Designations	G	Green – site is not located wholly or partially within any designations listed.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	G	Green – Site is within 400m of Mendham primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Harleston Sancroft Academy secondary school.
21. Distance to GP surgery	R	Red – Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Amber – Site is occupied/in use but its current use does not require relocation
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – Form states sole owner, however not evidenced.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No viability assessment provided. Form states immediate use possible, sole owner.
28. Access to public highway	G	Green – Site has direct highways access onto Denny's Hill
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site wholly lies within mineral consultation area advised.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24077
District:	Mid Suffolk
Parish:	Mendham
Site Address	Mundys Lane, Mendham, Harleston, IP20 0NJ
Approx site area (ha):	0.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.

7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	G	Partly Grade 4 and Grade 3.
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Mendham Water Recycling Centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 37% covered in surface water flooding.
19. Distance to Primary School	G	Site is within 400m of Mendham primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Archbishop Sancroft High school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24053
District:	Mid Suffolk
Parish:	Mendham
Site Address	Marstons, Witherdale road, Mendham, Harleston, IP20 0NJ
Approx site area (ha):	1
Proposed Use:	Housing
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form.
6. Coalescence	G	No contribution to coalescence.

7. Developable area	G	No known issues.
8. Greenfield/Brownfield	G	Wholly brownfield site.
9. Agricultural Land Class	G	Wholly Grade 4.
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Water Recycling Centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 7% covered in surface water flooding.
19. Distance to Primary School	G	Site is within 400m of Mendham primary school.
20. Distance to Secondary School	A	Site is within 800m – 5km of Archbishop Sancroft Hight School.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Mendlesham

SITE ID:	HE23075
District:	Mid Suffolk
Parish:	Mendlesham
Site Address	White Oak Farm, Norwich Road, Mendlesham, Stowmarket, IP14 5NE
Approx site area (ha):	3.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	3.7ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to coalesence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	A	There is an industrial area near to the site with a hazardous installation
11. Formal recreation provision	G	No impact on provison
12. Environmental designations	G	site is not within any designations

13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or project area
14. Designations/allocations in Development Plan	A	There is an employment site adjacent to the site
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within IRZ boundaries
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	G	No impact on any heritage assets
18. Flood Risk	A	1.5% Surface water Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a primary school
20. Distance to Secondary School	A	Site is within 800m to 5km of Debenham High School
21. Distance to GP surgery	A	Site is within 5km of Medlesham Medical Group
22. Strategic Transport Corridor	G	Site is within the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Equestrian
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been carried out
28. Access to public highway	G	Site has direct access toa classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	site is not in any designation
RAG for Achievability	G	

Overall RAG Rating	A
Comments	

SITE ID:	HE23377
District:	Mid Suffolk
Parish:	Mendlesham
Site Address	Land south of Chapel Road, Mendlesham
Approx site area (ha):	6.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	120

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	6.8973 ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated/has no extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within flood zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	PRoW present on site causing less than significant issue
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 3(a/b
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.

13. National Landscapes and Special Character Areas	G	Site is not located within / adjoining national landscape 'project area'
14. Designations/allocations in Development Plan	A	Site is adjoining a housing allocation designation
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within SSSI Impact Risk Zone
16. Local Environmental Designations	G	site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	15.9% Surface Water 3.8% Flood Zone 2 Coverage 15.8% Flood Zone 3 coverage
19. Distance to Primary School	G	Within 400m of Mendlesham Primary School
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site within 800m of Mendlesham Medical Group
22. Strategic Transport Corridor	G	Inside Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24026
District:	Mid Suffolk
Parish:	Mendlesham
Site Address	The Sidings IP14 5SG
Approx site area (ha):	0.6
Proposed Use:	Gypsy Traveller Use
Proposed dwellings (if applicable):	

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Mendlesham settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	G	Brownfield site
9. Agricultural Land Class	A	Site wholly within Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Surface water 11.45% 9.9% flood zone 2 39.1% flood zone 3
19. Distance to Primary School	G	Site is within 400m of Mendlesham primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Mendlesham Medical Group
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	G	As this site is not proposed for residential use the criteria for distance to schools and GP surgery have not influenced the suitability score.

Availability

Criteria	Score	Comments
24. Current use	R	Site is occupied/in use and there are likely to be significant delays to relocating its current use and potential policy conflict.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23757
District:	Mid Suffolk
Parish:	Mendlesham
Site Address	Scholar Engines Ltd, Norwich Road, Mendlesham, Stowmarket, IP14 5NH
Approx site area (ha):	0.9
Proposed Use:	Housing, Commercial, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	17

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	greater than 0.25ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	0% within FZ3
4. Designated land	Potentially Suitable	site is or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	does not contribute to coalescence
7. Developable area	G	PROW adjacent to site boundary but not within it
8. Greenfield/Brownfield	A	wholly greenfield - agricultural
9. Agricultural Land Class	A	wholly grade 3

10. Neighbouring uses	G	no known issues
11. Formal recreation provision	G	does not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	not within designations
16. Local Environmental Designations	G	site is not located wholly or partially within any designations listed.
17. Heritage assets	G	no potential harm
18. Flood Risk	A	1.35% SW flood, 0% FZ 2&3
19. Distance to Primary School	R	in excess of 801m of primary school
20. Distance to Secondary School	R	in excess of 5km from secondary school
21. Distance to GP surgery	A	within 801-5km of mendlesham medical practice
22. Strategic Transport Corridor	G	within strategic transport corridor
23. Distance to train station	R	in excess of 5km of train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	none
26. Site ownership	A	not evidenced - sole applicant owner
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	marginal or unknown
28. Access to public highway	R	no access to classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24214
District:	Mid Suffolk
Parish:	Mendlesham
Site Address	Poplar Farm Farmyard, Mendlesham, Stowmarket, Suffolk, IP14 5SN
Approx site area (ha):	1.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	G	Brownfield
9. Agricultural Land Class	A	Grade 3

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated grade II listed buildings
18. Flood Risk	A	10.2% surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Mendlesham primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Mendlesham GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	G	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24197
District:	Mid Suffolk
Parish:	Mendlesham
Site Address	Brockford Rd, Mendlesham, IP14 5SG
Approx site area (ha):	15.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	200

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	15.6660 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	A public right of way runs through the site
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or project area

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	not within designations
16. Local Environmental Designations	A	Site is within an IRZ boundary
17. Heritage assets	A	Site is adjacent to a conservation area
18. Flood Risk	A	2.05% Surface water
19. Distance to Primary School	A	Site is within 400m to 800m of Mendlesham Primary school
20. Distance to Secondary School	R	Site is in excess of 5km from a high school
21. Distance to GP surgery	G	Site is within 800m of a Mendlesham Medical group
22. Strategic Transport Corridor	G	Site is within the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within any designations
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23902
District:	Mid Suffolk
Parish:	Mendlesham
Site Address	Stackyard Nursery, Mendlesham, Stowmarket, IP14 5RS
Approx site area (ha):	4
Proposed Use:	Housing, Commercial
Proposed dwellings (if applicable):	90

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings or The site allows for above 500sqm of employment floor space.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	90% Greenfield Site - 10% Brownfield Site

9. Agricultural Land Class	A	Wholly within Grade 2 Agricultural
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by Water Recycling Centre
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not located wholly or partially within any designations listed
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	7.79% Surface Water Coverage 0.3% Flood Zone 3
19. Distance to Primary School	A	Site is within 401m and 800m of Mendlesham Primary School
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Mendlesham Medical Group
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24114
District:	Mid Suffolk
Parish:	Mendlesham
Site Address	West of Old Station Road, Mendlesham, Suffolk, IP14 5TN
Approx site area (ha):	6.4
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	102

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site is partially located within designated Mendlesham Neighbourhood Plan Viewpoints of significance to the north of the site and the northeast of the site. Site is adjacent a Neighbourhood Plan Greenspace to the northeast and south of the site.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	approximately 1.47% surface water and 0.1% flood zone 3 covered.
19. Distance to Primary School	G	Site is within 400m of Mendlesham primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Mendlesham Medical Group GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Metfield

SITE ID:	HE22995
District:	Mid Suffolk
Parish:	Metfield
Site Address	Nut Tree Farm Fressingfield Road Metfield Suffolk IP20 0LL
Approx site area (ha):	1.2
Proposed Use:	Housing (C3), Supported and special needs housing
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)

6. Coalescence	G	Green – No evidence of Coalescence
7. Developable area	A	Amber – PROW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Amber – Greenfield site.
9. Agricultural Land Class	A	Wholly grade 3
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within SSSI impact risk zone. You do not need to consult Natural England on the proposed development at this location.
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed
17. Heritage assets	A	Amber – There is a possibility of harm to designated heritage asset grade two listed nut tree farm, adjacent to the south
18. Flood Risk	A	Amber – Approximately 1.3% covered in SW flood water risk.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Amber – Site is within 800m – 5km of Fressingfield Medical centre
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately. No buildings on site, agricultural land, but form states available in 5-10 years
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. not available for 5-10 years
28. Access to public highway	G	Green – Site has direct access to highway, Fressingfield Road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is wholly within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23698
District:	Mid Suffolk
Parish:	Metfield
Site Address	Land north of B1123, Metfield
Approx site area (ha):	1.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha - 1.5ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated and has no extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	Green – No evidence of Coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber – Wholly Grade 3.

10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	R	Red – There is a strong possibility of harm to a designated heritage asset- the site is partially in a Conservation Area.
18. Flood Risk	A	7.9% surface water risk
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Fressingfield Medical Centre GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No viability assessment.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23747
District:	Mid Suffolk
Parish:	Metfield
Site Address	The Old Vicarage, Christmas Lane Metfield, Harleston, IP20 0JY
Approx site area (ha):	0.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Metfield settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated Metfield Conservation Area adjoining the site.
18. Flood Risk	G	0.02% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Mickfield

SITE ID:	HE23401
District:	Mid Suffolk
Parish:	Mickfield
Site Address	Land at Mickfield
Approx site area (ha):	0.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha - 0.51 ha, 0.45 ha developable
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	on the edge of village of Mickfield
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 3
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the neighbouring use - water recycling centre
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Approximately 1.6% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Debenham High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Debenham Group Practice
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to Highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Monk Soham

SITE ID:	HE23754
District:	Mid Suffolk
Parish:	Monk Soham
Site Address	Land west of The Green The Green Monk Soham Suffolk IP13 7EY
Approx site area (ha):	0.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Greater than 0.25 Ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 5
4. Designated land	Potentially Suitable	site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	does not contribute to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	wholly greenfield
9. Agricultural Land Class	A	wholly grade 3

10. Neighbouring uses	A	Wholly within water recycling centre buffer zone
11. Formal recreation provision	G	Does not impact provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	within SSSI impact risk zone. You do not need to consult Natural England on the proposed development at this location.
16. Local Environmental Designations	G	site is not located wholly or partially within any designations listed.
17. Heritage assets	A	potential harm to grade two listed The Oak, The Green
18. Flood Risk	A	3.09% SW flood
19. Distance to Primary School	R	in excess of 800m of primary school
20. Distance to Secondary School	R	Just in excess of 800m of Debenham HighSchool
21. Distance to GP surgery	A	within 5km of Debenham group practice
22. Strategic Transport Corridor	A	outside strategic transport corridor
23. Distance to train station	R	In excess of 5km from train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	None
26. Site ownership	A	Not evidenced
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	marginal or unknown
28. Access to public highway	G	direct access onto classified unnumbered
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Needham Market

SITE ID:	HE23398
District:	Mid Suffolk
Parish:	Needham Market
Site Address	Land at Stowmarket Road, Needham Market
Approx site area (ha):	20.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	250

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	20.46 ha, 10 ha developable - Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Needham Market settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	A	PRoW present on site causing less than significant issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	1.9% surface water flooding 3.4% flood zone 2 13.1% flood zone 3
19. Distance to Primary School	A	Site is within 401m and 800m of Bosmere primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland High School.
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham Market train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23158
District:	Mid Suffolk
Parish:	Needham Market
Site Address	Land at Barretts Lane, Needham Market
Approx site area (ha):	28.1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	300

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	A	PROW and 33kv Poles - Towers present on site causing less than significant issue. Operation Oil Pipeline on edge of site potential Issues.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 2 + 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets.
18. Flood Risk	A	16.6% Surface Water Coverage 1.1% Flood Zone 3 Coverage
19. Distance to Primary School	G	Site is within 400m of Bosmere Community Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland High School
21. Distance to GP surgery	A	Within 5km of Needham Market Country Practice + Combs Ford Surgery
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	G	Site is less than 800m of Needham Market Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete Evidence
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23217
District:	Mid Suffolk
Parish:	Needham Market
Site Address	Land off Stowmarket Road and Barrett's Lane, Needham Market
Approx site area (ha):	48.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	800

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Oil Pipeline Operational, 33Kv Pole Towers and PRoWs are present on site causing significant issue.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly grade 2 and 3

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within an IRZ
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated grade II listed buildings.
18. Flood Risk	A	Surface Water Flooding - 10.5% Flood Zone 2 - 1.5% Flood Zone 3 - 6.2%
19. Distance to Primary School	G	Site is within 400m of Bosmere primary school.
20. Distance to Secondary School	A	Less than half of the Site is within 801 and 5km of Stowupland High school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market Country Practise GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	G	Part of the site is less than 800m of Needham Market train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct highways access. Site can be access via B1113 Road, U Road Hill House Lane and Barretts Lane
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is partly located within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24201
District:	Mid Suffolk
Parish:	Needham Market
Site Address	Land West of Needham Market
Approx site area (ha):	16.5
Proposed Use:	Housing, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	250

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	16.5187 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	The flooding spreadsheet says no Flood Zone 3 but there is clearly a small amount on the map
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	There is an oil pipeline adjacent to the site
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and	G	Site is not within a national Landscape or project area

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is not within any designations
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	G	Site will not impact upon any heritage assets
18. Flood Risk	A	0.3% Surface Water 0.2% FZ2 1.9% FZ3
19. Distance to Primary School	G	Site is within 400m of Bosmere primary school
20. Distance to Secondary School	R	Site is in excess of 5km from a High School
21. Distance to GP surgery	G	Site is within 800m of Needham market Country practice
22. Strategic Transport Corridor	G	Site is within the transport corridor
23. Distance to train station	A	Site is within 800m of Needham Market Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permission
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Norton

SITE ID:	HE23079
District:	Mid Suffolk
Parish:	Norton
Site Address	Land West, South and East of Little Owl Lodge Ashfield Road Norton BURY ST EDMUNDS IP31 3NN
Approx site area (ha):	1.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.3ha
2. Allocation or Permission	Potentially Suitable	Part of site has existing permissions but most of it needs to be assessed

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within built form of Norton Little Green
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	80% Greenfield and 20% Brownfield
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site will not impact upon provision
12. Environmental designations	G	Site is not within any designations

13. National Landscapes and Special Character Areas	G	Site is not within a national Landscape or project area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact upon nearby listed buildings
18. Flood Risk	A	7.5% Surface Water flooding
19. Distance to Primary School	R	Site is in excess of 800m from a Primary school
20. Distance to Secondary School	R	Site is in excess of 5km from a High school
21. Distance to GP surgery	A	Site is within 800m to 5km of Woolpit health Centre
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	A	Site is 800m to 5km from Elmswell station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	The land is partially garden land and partially paddock with various buildings, some of which are in use, others are dilapidated.
25. Unimplemented planning permissions	A	Most of the site has no unimplemented permissions, there are a few on one section of the site that appear to be for one dwelling each only
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been carried out
28. Access to public highway	G	direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a designation
RAG for Achievability	G	

Overall RAG Rating	A
Comments	

SITE ID:	HE23349
District:	Mid Suffolk
Parish:	Norton
Site Address	Land East of Ashfield Road, Norton, Bury St Edmunds, Suffolk, IP31 3NJ
Approx site area (ha):	2.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	35

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0.7% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Norton CEVC primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Thurston Community College
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23269
District:	Mid Suffolk
Parish:	Norton
Site Address	Land North of the Street, Norton, Bury St Edmunds, IP31
Approx site area (ha):	2.5
Proposed Use:	Housing (C3), Supported and special needs housing
Proposed dwellings (if applicable):	17

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence.
7. Developable area	A	Public right of way present on site causing less than significant issue on western edge of site
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Grade 2 and 3
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining a designation or within a national landscape project area
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	site is not located wholly within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated Grade II Listed building
18. Flood Risk	A	Approximately 1.14% surface water flooding
19. Distance to Primary School	G	Site is within 400m of Norton primary school.
20. Distance to Secondary School	A	site is within 5km of Thurston Community College secondary school.
21. Distance to GP surgery	A	Site is within 5km of Woolpit Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 5km of Elmswell and Thurston train stations.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	site has direct highways access. Site is adjacent to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	site is within a Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23342
District:	Mid Suffolk
Parish:	Norton
Site Address	Land South of Ashfield Road, Norton Suffolk IP31 3NH
Approx site area (ha):	3.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	45

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is within significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Approximately 4.2% covered
19. Distance to Primary School	A	Site is within 401m and 800m of Norton CEVC Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Thurston Community College
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corrido
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23271
District:	Mid Suffolk
Parish:	Norton
Site Address	Land South of Ashfield Road, Norton, Bury St Edmunds, IP31 3NH
Approx site area (ha):	4.2
Proposed Use:	Housing (C3), Supported and special needs housing
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further Assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designation

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	no contribution to coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	greenfield site.
9. Agricultural Land Class	A	Wholly grade 3
10. Neighbouring uses	G	there are no neighbouring use issues

11. Formal recreation provision	G	site would not impact on provision
12. Environmental designations	G	site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	site is not located within/adjoining a designation or within a national landscape 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designation. Sites of Special Scientific Interest impact risk zone.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	G	no potential harm.
18. Flood Risk	A	4.8% covered by surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	site is within 800m – 5km of a Woolpit Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Thurston and Elmswell train stations.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	no unimplemented permissions.
26. Site ownership	A	no evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23263
District:	Mid Suffolk
Parish:	Norton
Site Address	Land off A1088, Norton, Bury St Edmunds, IP31
Approx site area (ha):	6.3
Proposed Use:	Housing (C3), Supported and special needs housing
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 2

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Approximately Surface Water Flooding 7.7%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	A	Site is within 401m and 800m of Norton CEVC Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Thurston Community College
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell Rail Station and Thurston Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23415
District:	Mid Suffolk
Parish:	Norton
Site Address	Land at Stanton Street
Approx site area (ha):	8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	40

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Norton settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	PRoW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Majority in Grade 3, small area in Grade 4
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the water recycling centre
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0.6% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Thurston Community College.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Thurston train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23858
District:	Mid Suffolk
Parish:	Norton
Site Address	Manor Farm, Ashfield Road, Norton, Bury St. Edmunds, IP31 3NN
Approx site area (ha):	0.5
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 0.5ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form. Seperated from village form

6. Coalescence	G	No contribution to coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber- grade 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	Amber- 3.43% surface water flood risk coverage.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Woolpit Health Centre GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately- agricultural land.
25. Unimplemented planning permissions	G	Green –No unimplemented permissions.
26. Site ownership	A	Amber – No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23855
District:	Mid Suffolk
Parish:	Norton
Site Address	2 Manor Farm Cottages, Ashfield Road, Norton, Bury St. Edmunds, IP31 3NN
Approx site area (ha):	0.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 0.5ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent significant built form
6. Coalescence	G	No contribution to coalescence

7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber- grade 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Woolpit Health Centre GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately. Agricultural land.
25. Unimplemented planning permissions	G	Green –No unimplemented permissions.
26. Site ownership	A	Amber – No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23860
District:	Mid Suffolk
Parish:	Norton
Site Address	Southleigh, Ashfield Road, Norton, Bury St. Edmunds, IP31 3NN
Approx site area (ha):	0.6
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 0.6ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to significant built form
6. Coalescence	G	Green – No contribution to Coalescence

7. Developable area	A	Amber –Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber – Grade 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	Amber- 6.52% Surface water coverage
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Woolpit Health Centre GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	Green –No unimplemented permissions.
26. Site ownership	A	Amber – No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24124
District:	Mid Suffolk
Parish:	Norton
Site Address	Woolpit Road, Bury St Edmunds, Norton, Suffolk, England, IP31 3LN
Approx site area (ha):	0.9
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	R	Site is wholly located within a designated County Wildlife 200m buffer.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	approximately 2.25% covered by surface water flooding.
19. Distance to Primary School	A	Site is within 401m and 800m of Norton primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Thurston Community College secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Thurston and Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23859
District:	Mid Suffolk
Parish:	Norton
Site Address	Land to the east of Manor Farm, Norton, Bury St Edmunds, Suffolk, IP31 3NN
Approx site area (ha):	1.1
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 1ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to significant built form
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.

9. Agricultural Land Class	A	Amber- grade 3
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	A	Amber – There is a possibility of harm to designated heritage assets to the west of the site.
18. Flood Risk	A	Amber- 0.60% surface water flood risk coverage.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Woolpit Health Centre GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately- agricultural land
25. Unimplemented planning permissions	G	Green –No unimplemented permissions
26. Site ownership	A	Amber – No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23857
District:	Mid Suffolk
Parish:	Norton
Site Address	Land north of Ashfield Road, Norton, Bury St Edmunds, Suffolk, IP31 3NN
Approx site area (ha):	1.2
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 1.19ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or significant built form. Removed from Norton Little Green form
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Amber – Public right of way present on site causing less than significant issue.

8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber- Grade 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	Amber- 7.18% surface water flood risk coverage.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Woolpit Health Centre GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 5km of Woolpit Health Centre train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24188
District:	Mid Suffolk
Parish:	Norton
Site Address	Ixworth Road, Stanton Street, Mid Suffolk, IP31 3GR
Approx site area (ha):	1.6
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% in Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	12.8% surface water 0% flood zone 2 4.3% flood zone 3
19. Distance to Primary School	G	within 400m of Norton Primary School
20. Distance to Secondary School	A	within 5km of Thurston Community College
21. Distance to GP surgery	A	within 5km of Woolpit Health Centre
22. Strategic Transport Corridor	A	Outside of Transport Corridor
23. Distance to train station	A	within 5km of Thurston and Elmswell Train Stations
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	no unimplemented permissions
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	site is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is located within Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23856
District:	Mid Suffolk
Parish:	Norton
Site Address	Land adjacent to Ashfield Road, Norton, Bury St Edmunds, Suffolk, IP31 3NN
Approx site area (ha):	2.1
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 2ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.

9. Agricultural Land Class	A	Amber- grade 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	A	Amber – There is a possibility of harm to designated heritage assets to the east of the site.
18. Flood Risk	A	Amber- 1.98% surface water flood risk coverage
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Woolpit Health Centre GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	Green –No unimplemented permissions.
26. Site ownership	A	Amber – No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24116
District:	Mid Suffolk
Parish:	Norton
Site Address	Woolpit Road, Bury St Edmunds, Norton, IP31
Approx site area (ha):	2.2
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly grade 2.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated Grade II listed building opposite the site.
18. Flood Risk	A	approximately 9.25% covered by surface water flooding.
19. Distance to Primary School	G	Site is within 400m of Norton CEVC primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Thurston Community College secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Thurston and Elmswell train stations.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24125
District:	Mid Suffolk
Parish:	Norton
Site Address	Woolpit Road, Bury St Edmunds, Norton, IP31 3LN
Approx site area (ha):	4.3
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	50

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grades 2 and 3.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	A	Site is partially located within a designated County wildlife site 200m buffer. Eastern area of the site site is outside of this zone, the majority is within the buffer.
17. Heritage assets	A	There is a possibility of harm to designated heritage asset. Grade II listed building to the east of the site.
18. Flood Risk	A	approximately 2.25% covered by surface water flooding.
19. Distance to Primary School	A	Site is within 401m and 800m of Norton primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Thurston Community College secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell and Thurston train stations.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23719
District:	Mid Suffolk
Parish:	Norton
Site Address	Land at Ixworth Road Norton Bury St Edmunds IP31 3LE
Approx site area (ha):	6
Proposed Use:	Housing
Proposed dwellings (if applicable):	60

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site

9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	A	Site is partially adjoining a County Wildlife Site 200m Buffer
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Approximately Surface Water Flooding 1.5%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	A	Site is within 401m and 800m of Norton CEVC Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Thurston Community College and SET Ixworth School
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell Rail Station and Thurston Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Occold

SITE ID:	HE23340
District:	Mid Suffolk
Parish:	Occold
Site Address	Land adj. Cedar Rise, Church Road, Occold IP23 7PS
Approx site area (ha):	0.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	2

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Occold settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 13.7% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Occold primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hertismere secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23111
District:	Mid Suffolk
Parish:	Occold
Site Address	Land at Church Lane Church Lane Occold IP23 7PR
Approx site area (ha):	0.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	3

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Not within designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated grade II listed building
18. Flood Risk	G	0% covered.
19. Distance to Primary School	G	Site is within 400m of Occold primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hertismere secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	R	Site does not have direct or indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23393
District:	Mid Suffolk
Parish:	Occold
Site Address	Land East side of Mill Road
Approx site area (ha):	0.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha - 07 ha with 0.8 developable
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Occold settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	Does not contribute to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Approximately 13.3% covered surface water flooding
19. Distance to Primary School	G	Within 400m buffer zone of Occold Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Hertismere secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23109
District:	Mid Suffolk
Parish:	Occold
Site Address	Land west of Occold, Eye, IP23 7PT
Approx site area (ha):	3.8
Proposed Use:	Housing
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly grade 3

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated grade II listed buildings
18. Flood Risk	G	0% covered.
19. Distance to Primary School	A	Site is within 401m and 800m of Occold primary school.
20. Distance to Secondary School	A	Site is within 800m – 5km of Hartismere secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Offton

SITE ID:	HE23495
District:	Mid Suffolk
Parish:	Offton
Site Address	Land North of Bildeston Road, Offton.
Approx site area (ha):	1.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	13

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not within Flood Zone 3
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Significant built form
6. Coalescence	G	No Coalenscence
7. Developable area	A	33kv poles/towers present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Site Partly within Grade 2 + 3 Agricultural Land
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Water Recycling Centre

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and/or SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24011
District:	Mid Suffolk
Parish:	Offton
Site Address	Land North of Bildeston Road and West of Middlewood Cottages, Bildeston Road, Offton, Ipswich
Approx site area (ha):	0.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 3
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Water Recycling Centre
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within PHMZ and SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Old Newton with Dagworth

SITE ID:	HE23697
District:	Mid Suffolk
Parish:	Old Newton with Dagworth
Site Address	Land south of Church Road, Old Newton
Approx site area (ha):	0.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 0.3ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated and has no extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form.
6. Coalescence	G	Green – No evidence of Coalescence
7. Developable area	G	Green – No known issues.

8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural/equestrian land.
9. Agricultural Land Class	A	Amber – Grade 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	1.7% surface water
19. Distance to Primary School	A	Amber – Site is within 800m of Old Newton CoE primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Stowmarket High secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Manor Farm Surgery, Stowhealth and Combs Ford Surgery GPs.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Amber – Site is occupied/in use but its relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No viability assessment.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	A
Comments	

SITE ID:	HE23320
District:	Mid Suffolk
Parish:	Old Newton with Dagworth
Site Address	Land to East of Cross Green, Old Newton, Stowmarket, IP14 4DY
Approx site area (ha):	0.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within a settlement boundary and significant built form.
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly within any designations listed
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket and Stowupland secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth and Combs Surgery GPs.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	A	Up to two expired permissions in the last 10 years. Outline -DC/25/01109
26. Site ownership	A	No evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	A
Comments	

SITE ID:	HE23029
District:	Mid Suffolk
Parish:	Old Newton with Dagworth
Site Address	Land East Of School Road Old Newton Suffolk (and south of DC/21/06081)
Approx site area (ha):	1.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 2 (adjacent to Grade 3)
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the water recycling centre (directly adjacent)
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	surface water risk 7% covered
19. Distance to Primary School	G	Site is within 400m of Old Newton Church of England Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Manor Farm Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23288
District:	Mid Suffolk
Parish:	Old Newton with Dagworth
Site Address	Land at Finningham Road Old Newton
Approx site area (ha):	2.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	57

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets. Adjacent scheduled monument (small track access between the two).
18. Flood Risk	A	Approximately 6.8% surface water flooding covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket and Stowupland secondary schools.
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth, Stowmarket, Combs Ford, Combs and and Manor Farm Surgery, Bacton GPs.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	A	Up to two expired permissions in the last 10 years. DC/21/03874-Full granted 1866/17- Outline granted 3814/16- Outline withdrawn
26. Site ownership	A	Incomplete evidence provided, no title map
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	A
Comments	

SITE ID:	HE23277
District:	Mid Suffolk
Parish:	Old Newton with Dagworth
Site Address	Finningham Road, Old Newton, Stowmarket, IP14 4EG
Approx site area (ha):	5.4
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	50

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	site is above 0.25ha or has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further Assessment as it is not allocated or have extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designation

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	greenfield site
9. Agricultural Land Class	A	wholly Grade 3
10. Neighbouring uses	G	there are no neighbouring use issues.

11. Formal recreation provision	G	site would not impact on provision
12. Environmental designations	G	site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	site is not located within/adjoining a designation or within a national landscape 'project area'.
14. Designations/allocations in Development Plan	G	site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	site is not located wholly within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated grade II listed buildings and scheduled monument adjacent site.
18. Flood Risk	G	0.1% covered by surface water flooding.
19. Distance to Primary School	R	site is in excess of 801m of a primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket and Stowupland secondary schools
21. Distance to GP surgery	A	site is within 800m – 5km of Manor Farm and Stowhealth
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	site is between 800m and 5km of Stowmarket Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	no unimplemented permissions.
26. Site ownership	A	no evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	development is marginal or unknown.
28. Access to public highway	G	Site is adjacent to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23442
District:	Mid Suffolk
Parish:	Old Newton with Dagworth
Site Address	Land south of Church Road, Old Newton, IP14 4EQ
Approx site area (ha):	8.8
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	75

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly grade 3.

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the water recycling centre
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located with SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated grade II listed buildings
18. Flood Risk	A	2.4% surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Old Newton primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland and Stowmarket secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of 3 GP's including Stowhealth.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23827
District:	Mid Suffolk
Parish:	Old Newton with Dagworth
Site Address	Dagworth Farm, Silver Street, Old Newton, Stowmarket, IP14 4HF
Approx site area (ha):	1.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.2650 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not within flood zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations

13. National Landscapes and Special Character Areas	A	Site is not within a national landscape or project area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	G	No impact upon any heritage assets
18. Flood Risk	A	12.48% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 8oom from a school
20. Distance to Secondary School	A	Site is within 800m to 5km of stowupland and stowmarket high schools
21. Distance to GP surgery	A	Site is within 800m to 5km of Stowhealth and Manor Farm surgery
22. Strategic Transport Corridor	A	Site is not within the transport corridor
23. Distance to train station	A	Site is within 800m to 5km of Stowmarket High School
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence has been provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	direct highways access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within any designations
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24001
District:	Mid Suffolk
Parish:	Old Newton with Dagworth
Site Address	49 Church Road, Old Newton, Stowmarket, IP14 4ED
Approx site area (ha):	1.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	3

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Immediately adjacent to Old Newton settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site but also contains listed building
9. Agricultural Land Class	A	Site mainly Grade 3 and partially Grade 2
10. Neighbouring uses	G	Site would not impact on provision
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	R	There is a strong possibility of harm to designated heritage Grade II listed asset within the site.
18. Flood Risk	A	Site is approximately 9.58% covered in surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Old Newton Church of England Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Manor Farm Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is partly occupied but partly vacant (grassland)
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	A
Comments	

SITE ID:	HE23999
District:	Mid Suffolk
Parish:	Old Newton with Dagworth
Site Address	Rookyard Farm, Finningham Road, Old Newton, Stowmarket, IP14 4EG
Approx site area (ha):	2.9
Proposed Use:	Housing, Commercial
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Old Newton settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated Scheduled Monument and Grade II heritage assets (adjacent)
18. Flood Risk	G	Site has 0.93% covered in surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Manor Farm Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23947
District:	Mid Suffolk
Parish:	Old Newton with Dagworth
Site Address	Land south of Station Road, Old Newton
Approx site area (ha):	3.9
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	80

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the water recycling centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and	G	Site is not located within or adjoining national landscape or ‘project area’.

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	2.47% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket and Stowupland secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Manor Farm Surgery, Combs Ford Surgery and Stowhealth.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23785
District:	Mid Suffolk
Parish:	Old Newton with Dagworth
Site Address	Land to the East of School Road, Old Newton Suffolk (Site 3)
Approx site area (ha):	4
Proposed Use:	Housing
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	4.0067 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated, but part of it has extant planning permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	no contribution to coalescence
7. Developable area	A	An oil pipeline runs across the edge of the site
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grades 2 and 3 land
10. Neighbouring uses	A	There are water recycling centres near to the site
11. Formal recreation provision	G	No Known issues
12. Environmental designations	G	Site is not in any designations
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or a project area

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact upon nearby listed building
18. Flood Risk	A	7.19% Surface Water Flooding
19. Distance to Primary School	G	Site is within 400m of Old Newton primary School
20. Distance to Secondary School	A	Site is within 800m and 5km of Stowupland and Stoamrket high schools
21. Distance to GP surgery	A	Site is within 8oom and 5km of Stowhealth, Manor Farm Surgery and Combs Ford Surgery
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	A	Site is within 800m and 5km of Stowmarket station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	A	There is one unimplemented permission on site DC/21/06081- although the submission states this is due to be commenced in 2026
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Likely viable. assessment undertaken
28. Access to public highway	A	Site has indirect access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a designation
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Onehouse

SITE ID:	HE23200
District:	Mid Suffolk
Parish:	Onehouse
Site Address	Land South of Finborough Road, Onehouse
Approx site area (ha):	0.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	14

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 2
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the neighbouring use. Waste sites region adjacent east of site.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth and Combs Surgery GPs
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	R	Wholly within safeguarding area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23339
District:	Mid Suffolk
Parish:	Onehouse
Site Address	Hall Farm, Lower Road, Onehouse, Stowmarket, IP14 3BY
Approx site area (ha):	2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Onehouse settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	A	Partially within wildlife buffer zone
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23103
District:	Mid Suffolk
Parish:	Onehouse
Site Address	Land West of Stowmarket
Approx site area (ha):	27.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	550

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	Would not cause coalescence.
7. Developable area	R	High pressure gas present on site causing significant issue and public rights of way on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	A	Site is adjoining ancient woodland.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Not within designations
16. Local Environmental Designations	A	Site is adjacent county wildlife zone
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	5.8% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket secondary school and Stowupland secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth GP, Combs Ford GP and Woolpit GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket and Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Agricultural use, application form specifies 10-15 years
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Development is likely viable. assessment carried out
28. Access to public highway	A	Site has indirect access to a classified road through another site which is also promoted for development.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23072
District:	Mid Suffolk
Parish:	Onehouse
Site Address	Land at Chilton Meadows Forest Road Onehouse, Stowmarket, IP14 3EL
Approx site area (ha):	28.2
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	564

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	29ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not located within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	A	Site will contribute to coalesce
7. Developable area	A	A public right of way passes through the site
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 and 3 land
10. Neighbouring uses	A	a pumping station is adjacent to the site
11. Formal recreation provision	G	Would not result in the loss of provision
12. Environmental designations	A	An area of ancient woodland is adjacent to the site
13. National Landscapes and	G	Site is not located within a national landscape or a project area

Special Character Areas		
14. Designations/allocations in Development Plan	A	Site is adjacent to saved policy from Stowmarket Area Action Plan Chilton Leys
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within any designations
16. Local Environmental Designations	A	Site is adjacent to a county wildlife site and an area of ancient woodland
17. Heritage assets	G	Site will not impact on any heritage assets
18. Flood Risk	A	4.3% Surface water flooding
19. Distance to Primary School	G	Site is within 400m of Grace cook primary school
20. Distance to Secondary School	A	Site is within 800m to 5km of Stowmarket and Stowupland high schools
21. Distance to GP surgery	A	Site is with 800m and 5km of Combs Ford Surgery and Stowhealth
22. Strategic Transport Corridor	G	Site is within the Transport corridor
23. Distance to train station	G	Site is within 800m to 5km of Stowmarket station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been carried out
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a minerals consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24149
District:	Mid Suffolk
Parish:	Onehouse
Site Address	Land on The North Side of Lower Road, Onehouse, IP14 3DA
Approx site area (ha):	0.5
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	0.4920 ha but 5 houses are prosed
2. Allocation or Permission	Potentially Suitable	Site has no permissions and is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	Site will not contribute to coalescence
7. Developable area	G	No know issues
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 2 land
10. Neighbouring uses	G	There are no neighbouring sue issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and	G	Site is not within any designations

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within any designations
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site mayl impact upon nearby listed buildings
18. Flood Risk	A	26.47% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 800m of a school
20. Distance to Secondary School	A	Site is within 800m to 5k of Stowmarket High School
21. Distance to GP surgery	A	Site is within 800m to 5km of Stowhealth and Combs ford surgery
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	A	Site is within 800m to 5km of Stowmarket Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access toa classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23763
District:	Mid Suffolk
Parish:	Onehouse
Site Address	Land south of Forest Road, Onehouse
Approx site area (ha):	1.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	0% FZ3
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	adjacent ot settlement boundary
6. Coalescence	G	does not contribute to coalescence
7. Developable area	A	PROW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	greenfield
9. Agricultural Land Class	A	wholly grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	– Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	within SSSI impact risk zone. You do not need to consult Natural England on the proposed development at this location.
16. Local Environmental Designations	A	adjacent to 200m buffer county wildlife site - northfield Wood
17. Heritage assets	A	potential impact on adjacent grade two listed Elder Cottage
18. Flood Risk	A	3.71% SW flood
19. Distance to Primary School	R	In excess of 801m from primary school
20. Distance to Secondary School	A	within 801-5km of Stowmarket High School
21. Distance to GP surgery	A	within 5km of Stow Health GP
22. Strategic Transport Corridor	G	Within strategic transport corridor
23. Distance to train station	A	within 5km of stowmarket train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	no unimplemented permissions. DC/21/05063 refused and upheld at appeal due to landscape impact
26. Site ownership	A	not evidenced
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	G	Direct highway access onto classified unnumbered
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Wholly within mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23766
District:	Mid Suffolk
Parish:	Onehouse
Site Address	Land between Finborough Road and Forest Road Onehouse
Approx site area (ha):	14.7
Proposed Use:	Housing, Commercial, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	100

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	0% FZ3
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	immediately adjacent to significant built form and settlement boundary.
6. Coalescence	A	Some contribution which results in a reduction of green space between settlements.
7. Developable area	A	PROW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	greenfield

9. Agricultural Land Class	A	40/60 split of grade 3/grade 2
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the neighbouring recycle site.
11. Formal recreation provision	G	would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining an area of local landscape sensitivity
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	within SSSI impact risk zone - You do not need to consult Natural England on the proposed development at this location.
16. Local Environmental Designations	G	site is not located wholly or partially within any designations listed.
17. Heritage assets	A	potential to impact grade two listed Starhouse Farmhouse, The shepherd & Dog
18. Flood Risk	A	2.74% SW Flood - looks more on the GIS
19. Distance to Primary School	R	Just outside the 800m buffer for primary school
20. Distance to Secondary School	A	within 801-5km of Stowmarket High School
21. Distance to GP surgery	A	within 801-5km of Stowhealth GP
22. Strategic Transport Corridor	G	within strategic transport corridor
23. Distance to train station	A	within 5km of stowmarket train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is agricultural crop & could be developed immediately
25. Unimplemented planning permissions	G	no unimplemented permission
26. Site ownership	A	not evidenced
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	marginal or unknown
28. Access to public highway	G	Direct access onto several highways - classified unnumbered, B road & unclassified
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23819
District:	Mid Suffolk
Parish:	Onehouse
Site Address	Land South of Onehouse, Stowmarket
Approx site area (ha):	3.9
Proposed Use:	Housing
Proposed dwellings (if applicable):	58

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	3.8898 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	Site will contribute to coalescence
7. Developable area	A	A public right of way runs through the site
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 and 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within any designations
14. Designations/allocations in Development Plan	G	Site is not within any designations

15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ Boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact upon nearby listed buildings
18. Flood Risk	A	5.71% Surface water Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a primary school
20. Distance to Secondary School	A	Site is within 800m and 5km of Stowupland and Stowmarket high schools
21. Distance to GP surgery	A	Site is within 800m and 5km of Stowhealth and Combs Ford Surgery
22. Strategic Transport Corridor	A	Site is within the transport corridor
23. Distance to train station	A	Site is within 800m to 5km of Stowmarket station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	A	Site has no unimplemented permission
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	A	Site has indirect access toa classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site in in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23820
District:	Mid Suffolk
Parish:	Onehouse
Site Address	Land South of Stearn Drive, Onehouse
Approx site area (ha):	5.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	80

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	5.4020 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 and 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within any designations

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within any designations
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact on upon provision
18. Flood Risk	A	0.75% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a primary school
20. Distance to Secondary School	A	Site is within 800m and 5km of Stowupland and Stowmarket high schools
21. Distance to GP surgery	A	Site is within 800m to 5km of combs ford surgery and Stow health
22. Strategic Transport Corridor	A	Site is within the transport corridor
23. Distance to train station	A	Site is within 800m to 5km of Stowmarket Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence has been provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	A	Site has indirect access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23818
District:	Mid Suffolk
Parish:	Onehouse
Site Address	Land West of Onehouse, Stowmarket, IP14 3HL
Approx site area (ha):	9.8
Proposed Use:	Housing
Proposed dwellings (if applicable):	148

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	9.8215 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public rights of way run around the edge of the site
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 and 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Ni impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within any designations

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ boundary
16. Local Environmental Designations	A	Site is within thr 200m buffer of a county wildlife site
17. Heritage assets	A	Site may impact upon nearby listed buildings
18. Flood Risk	A	1.98% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a primary school
20. Distance to Secondary School	A	Site is within 800m and 5km of Stowupland and Stowmarket High Schools
21. Distance to GP surgery	A	Site is within 800m and 5km of Stowhealth and Combs ford surgery
22. Strategic Transport Corridor	G	Site is within the transport corridor
23. Distance to train station	A	Site is within 800m and 5km of stowmarket station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	no evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	site is within a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Palgrave

SITE ID:	HE23018
District:	Mid Suffolk
Parish:	Palgrave
Site Address	Land to the south of Gassock Drive, Palgrave
Approx site area (ha):	0.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Palgrave settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered surface water area
19. Distance to Primary School	G	Site is within 400m of Palgrave Church of England Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Diss High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Diss train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	A	Site has indirect access to a classified road through another site which has been completed.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23015
District:	Mid Suffolk
Parish:	Palgrave
Site Address	Priory Road, Palgrave, Diss, IP22 1AJ
Approx site area (ha):	0.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	Does not contribute to coalescence.
7. Developable area	A	PROW along northern site boundary.

8. Greenfield/Brownfield	A	wholly greenfield.
9. Agricultural Land Class	A	wholly grade 3
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	No impact on provision
12. Environmental designations	A	Amber – Site is adjoining NDP green space
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Not within designations
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	A	400-800m from Palgrave Cof E primary school
20. Distance to Secondary School	A	within 800-5km of Diss High School
21. Distance to GP surgery	A	within 800-5km of Eye health centre
22. Strategic Transport Corridor	A	outside strategic transport corridor
23. Distance to train station	A	within 800-5km from Diss railway station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately - agricultural/residential land
25. Unimplemented planning permissions	G	Green –No unimplemented permissions.
26. Site ownership	A	no evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	G	Green – Site has direct access to highway - unclassified
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23021
District:	Mid Suffolk
Parish:	Palgrave
Site Address	Land to the south of Lion Road, Palgrave
Approx site area (ha):	1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Palgrave settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	approximately 1.9% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Palgrave Church of England Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Diss High School
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Diss train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23023
District:	Mid Suffolk
Parish:	Palgrave
Site Address	Land to the north of Lion Road, Palgrave
Approx site area (ha):	1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designation.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	A	Site is within 401m and 800m of Palgrave primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Diss secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Diss train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	A	Was unsure as DC/22/02667 - looks as though it might cover some of the site. (Solar Panels)
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23019
District:	Mid Suffolk
Parish:	Palgrave
Site Address	Land to the south of Lion Road (adjacent to Clarke Close) Palgrave
Approx site area (ha):	1.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Palgrave settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	A	Site is adjoining a green space designation
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% flood risk
19. Distance to Primary School	A	Site is within 401m and 800m of Palgrave Church of England Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Diss High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Diss train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	site has direct highway access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23272
District:	Mid Suffolk
Parish:	Palgrave
Site Address	Land to South Upper Rose Lane, Palgrave, Diss, IP22 1AP
Approx site area (ha):	4.1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further Assessment as it is not allocated/have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designation

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	greenfield site
9. Agricultural Land Class	A	Wholly grade 3

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the In Line PS in very north west corner of site.
11. Formal recreation provision	G	site would not impact on provision.
12. Environmental designations	G	site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	site is not located within/adjoining a designation or within a national landscape 'project area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	site is not located wholly within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated Grade II listed buildings adjacent to southwest of site.
18. Flood Risk	G	0% covered
19. Distance to Primary School	A	Site is within 401 and 800m of Palgrave primary school.
20. Distance to Secondary School	A	site is within 800m – 5km of Diss and Hartismere secondary schools.
21. Distance to GP surgery	A	site is within 800m – 5km of a Eye Health Centre, north of site is just outside this zone.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Diss train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	site is occupied/in use but its current use does not require relocation or the relocation would take a significant time to achieve.
25. Unimplemented planning permissions	G	no unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	development is marginal or unknown.
28. Access to public highway	G	site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23961
District:	Mid Suffolk
Parish:	Palgrave
Site Address	Upper Rose Lane, Palgrave, Diss, IP22 1AP
Approx site area (ha):	1
Proposed Use:	Housing
Proposed dwellings (if applicable):	21

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with a water recycling centre.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% flood risk
19. Distance to Primary School	A	Site is within 401m and 800m of Palgrave primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Diss secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Diss train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23956
District:	Mid Suffolk
Parish:	Palgrave
Site Address	Upper Rose Lane, Palgrave, Diss, IP22 1AP
Approx site area (ha):	2.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	49

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is 75% or more in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	UKPN 33kv pole tower right on the boundary of site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the water recycling centre.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	less than 1% flood risk
19. Distance to Primary School	A	Site is within 401m and 800m of Palgrave primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Diss and Hartismere secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Diss train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Pettaugh

SITE ID:	HE23696
District:	Mid Suffolk
Parish:	Pettaugh
Site Address	Land adjacent to 21 Debenham Way, Pettaugh, IP14 6AZ
Approx site area (ha):	0.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha - 0.46ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated and has no extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent built form
6. Coalescence	G	Green – No evidence of Coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber – Wholly Grade 3.

10. Neighbouring uses	R	Red – There is a strong possibility development would be significantly and negatively affected by the neighbouring Pettaugh-Debenham Water Recycling Centres.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Debenham High secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Debenham Group Practice GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately. Agricultural land.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23400
District:	Mid Suffolk
Parish:	Pettaugh
Site Address	Land at Crowcroft, Framsden Road, Pettaugh, IP14 6DU
Approx site area (ha):	0.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha - 0.53 developable
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly in grade 3
10. Neighbouring uses	G	No neighbouring issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Approximately 2.7% covered surface water area
19. Distance to Primary School	R	Site in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Debenham High School.
21. Distance to GP surgery	A	Site is within 800m – 5km of Debenham GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but its current use but vacant possession can be carried out if pp granted
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23353
District:	Mid Suffolk
Parish:	Pettaugh
Site Address	Land South East of Pettaugh Ipswich Way Pettaugh Suffolk IP14 6FB
Approx site area (ha):	4.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	35

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to built form of village of Pettaugh
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the neighbouring water recycling centre

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated Grade II heritage assets
18. Flood Risk	A	31.9% surface water flooding 0.3% flood zone 2 0.2% flood zone 3
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Debenham High School
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Rattlesden

SITE ID:	HE23528
District:	Mid Suffolk
Parish:	Rattlesden
Site Address	Ridges, High Town Green, Rattlesden, Bury St. Edmunds, IP30 0SZ
Approx site area (ha):	0.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	3

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	0.2538 ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it has an expired planning permission on it DC/21/02349.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	adjacent some significant built form.
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.

9. Agricultural Land Class	A	Wholly Grades 3(a/b).
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	site is partially or wholly located within a designation
16. Local Environmental Designations	G	site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	13% surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km from a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but its current use does not require relocation; the existing dwelling on site could remain.
25. Unimplemented planning permissions	A	Up to two expired permissions in the last 10 years. 1no: Planning Application. Change of use of land for siting of 3no tourism lodges. DC/21/02349.
26. Site ownership	A	No or incomplete evidence provided. Applicant is only a part owner- no other owner named.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown. Applicant has not specified.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23068
District:	Mid Suffolk
Parish:	Rattlesden
Site Address	Land west of School Road, Rattlesden
Approx site area (ha):	1.8
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.8 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield sites
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or a project area

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within any designations
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site is adjacent to a conservation area
18. Flood Risk	A	2.7% surface water flooding
19. Distance to Primary School	G	Site is within 400m of a primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a high school
21. Distance to GP surgery	A	Site in within 800m to 5km of Woolpit health centre
22. Strategic Transport Corridor	A	Site is outside of the transport corridor
23. Distance to train station	R	site is in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Likely viable. assessments carried out
28. Access to public highway	G	direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a mineral consultation area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23957
District:	Mid Suffolk
Parish:	Rattlesden
Site Address	Land North of Stowmarket Road, Rattlesden
Approx site area (ha):	0.8
Proposed Use:	Housing
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Within the settlement boundary buffer
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	PROW present on site causing less than significant issue. Appears to be 132kv pole tower just slightly on the boundary of the site.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Grade 2
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the water recycling centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a SSSI Impact Risk Zone
16. Local Environmental Designations	R	Site is wholly located within a County Wildlife Site buffer.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets. (Conservation area)
18. Flood Risk	A	6% surface water
19. Distance to Primary School	A	Site is within 401m and 800m of Rattlesden primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided. Missing title deeds.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24038
District:	Mid Suffolk
Parish:	Rattlesden
Site Address	Land south west of Lower Road, Borley Green (nearest postcode IP14 3DS)
Approx site area (ha):	0.9
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	A	Grade 2 and 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and	G	Site is not located within or adjoining national landscape or ‘project area’.

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0.42% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highways
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23960
District:	Mid Suffolk
Parish:	Rattlesden
Site Address	Land North of High Street, Rattlesden
Approx site area (ha):	1.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Grade 2
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the water recycling centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and	G	Site is not located within or adjoining national landscape or ‘project area’.

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone
16. Local Environmental Designations	R	Site is wholly located within a buffer of a county wildlife site.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets. (Adjoining a conservation area).
18. Flood Risk	G	less than 1% flood risk
19. Distance to Primary School	A	Site is within 401m and 800m of Rattlesden primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided. (No title deeds)
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Redgrave

SITE ID:	HE23052
District:	Mid Suffolk
Parish:	Redgrave
Site Address	Land west of Hall Lane, Redgrave IP22 1RT
Approx site area (ha):	1.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.2433 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and does not have permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	site adjoins a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact on provision
12. Environmental designations	G	site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within a National Landscape or a project area

14. Designations/allocations in Development Plan	A	Site adjoins an area of local landscape sensitivity
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is in an IRZ boundary and a PHMZ
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	The site may have an impact on the adjoining Conservation Area
18. Flood Risk	G	1.6% surface water flooding
19. Distance to Primary School	R	Site is more than 800m from a primary school
20. Distance to Secondary School	R	Site is more than 5km from a high school
21. Distance to GP surgery	A	Site is within 800m and 5km of Botesdale Health Centre
22. Strategic Transport Corridor	A	Site is outside transport corridor
23. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been completed
28. Access to public highway	G	The site has direct access to the highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	The site is within a Mineral Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23362
District:	Mid Suffolk
Parish:	Redgrave
Site Address	Land at Churchway, Redgrave
Approx site area (ha):	2.9
Proposed Use:	Housing (C3), Supported and special needs housing
Proposed dwellings (if applicable):	50

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site is partially housing allocation in Redgrave NP (RED2) but the circumstances of the site require further assessment.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is partially located within the settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.

9. Agricultural Land Class	A	Partly Grades 2 and or 3.
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Water Recycling Centre.
11. Formal recreation provision	R	Would result in loss of existing provision or severely impact the usability of the provision (NP Green Space).
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	R	Site is partially housing allocation (RED2), wholly in Green Space and adjacent to community facility.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and/or SSSI impact risk zones.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to Grade 2 listed building Priory Cottage and site is adjacent to conservation area.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	R	Site is in excess of 5km from a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Botesdale Health Centre GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but its current use does not require relocation. Part allocated for 8 dwellings and rest of site unused former recreation space.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No or incomplete evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24154
District:	Mid Suffolk
Parish:	Redgrave
Site Address	Godfather's Meadow, The Green, Redgrave, Diss, IP22 1RR
Approx site area (ha):	0.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	0.4689 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	4.2% in flood zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No know issues
8. Greenfield/Brownfield	A	Greenfeld site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	A	A water recycling area is near to the site
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and	G	Site is not within any designations

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a PHMZ and An IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site adjoins a conservation area
18. Flood Risk	A	3.07% Surace Water 4.2% in flood zone 3
19. Distance to Primary School	R	Site is in excess of 800m from a school
20. Distance to Secondary School	R	Site is in excess of 5km from a school
21. Distance to GP surgery	A	Site is within 800m to 5km from Botesdale Health Centre
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	R	Site does not have access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a mineral consultation area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24155
District:	Mid Suffolk
Parish:	Redgrave
Site Address	Churchway, Redgrave
Approx site area (ha):	1
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.0289 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site in not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public right of way is adjacent to the site
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 land
10. Neighbouring uses	A	Site is within a water recycling centre and a pumping station is near by
11. Formal recreation provision	G	Site is adjacent to green space
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not in a national landscape or project area

14. Designations/allocations in Development Plan	A	Site is adjacent to green space
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a PHMZ and IRZ Boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact upon several heritage assets and a conservation area
18. Flood Risk	G	No Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a school
20. Distance to Secondary School	R	Site is in excess of 5km from a school
21. Distance to GP surgery	A	Site is within 800m to 5km of Botesdale Health Cnetre
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24150
District:	Mid Suffolk
Parish:	Redgrave
Site Address	Land North of Churchway, Redgrave, IP22 1RN
Approx site area (ha):	1.1
Proposed Use:	Housing, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.1467 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	Site makes no contribution to coalescence
7. Developable area	G	No Known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 land
10. Neighbouring uses	G	Site is in a water recycling centre and is adjacent to a pumping station
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not in any designation
13. National Landscapes and Special Character Areas	G	Site is not in a national landscape or a project area

14. Designations/allocations in Development Plan	G	Site is not in any designation
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within phmz and an irz boundary
16. Local Environmental Designations	G	Site is not in any designation
17. Heritage assets	A	Site may impact upon a conservation area
18. Flood Risk	G	No flooding
19. Distance to Primary School	R	Site is in excess of 800m of a primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a Secondary school
21. Distance to GP surgery	A	Site is within 800m to 5km of Botesdale health centre
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	R	Site is in excess of 5km from station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	A	Site has indirect access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24156
District:	Mid Suffolk
Parish:	Redgrave
Site Address	Hall Lane, Redgrave
Approx site area (ha):	1.4
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.4137 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Sitte is adjacent toa settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	A public right of way runs through the site
8. Greenfield/Brownfield	A	greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	A	A water recycling centre is near to the site
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or projects area

14. Designations/allocations in Development Plan	A	Site is in an area of local landscape sensitivity
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is In a phmz and an irz boundary
16. Local Environmental Designations	G	Site is not in any designations
17. Heritage assets	A	Site is within a conservation area
18. Flood Risk	A	1.35% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a school
20. Distance to Secondary School	R	Site is in excess of 5km from a school
21. Distance to GP surgery	A	Site is within 800m to 5km of Botesdale Health Cnetre
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	R	Site is in excess of 5km forma station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23885
District:	Mid Suffolk
Parish:	Redgrave
Site Address	Land at Gallows Hill, Redgrave, Diss, Suffolk
Approx site area (ha):	2
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	11

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 3 Agricultural Land

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	R	There is a strong possibility of harm to Conservation Area
18. Flood Risk	A	1.94% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Within 5km of Botesdale Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete Evidence
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Ringshall

SITE ID:	HE23498
District:	Mid Suffolk
Parish:	Ringshall
Site Address	Land South of B1078 Ringshall Stocks, Stowmarket, IP14
Approx site area (ha):	0.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	7

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 2 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	1% Surface Water Coverage
19. Distance to Primary School	G	Site is within 400m of Ringshall School
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market Country Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23499
District:	Mid Suffolk
Parish:	Ringshall
Site Address	Land North of Lower Farm Road, Ringshall Stocks, Stowmarket, IP14
Approx site area (ha):	1.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	A	PROW within the Site.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 2 Agricultural Land
10. Neighbouring uses	A	There is a possibility development would result in some negative issues as adjacent Recycle Site

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	14.1% Surface Water Coverage
19. Distance to Primary School	G	Site is within 400m of Ringshall School
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market Country Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24008
District:	Mid Suffolk
Parish:	Ringshall
Site Address	Glebe Farm, Ringshall, Stowmarket, IP14 2HZ
Approx site area (ha):	0.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Wholly Brownfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated Grade II dwelling to the rear of the site
18. Flood Risk	A	Site has approximately 1.86% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market Country Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but the relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24073
District:	Mid Suffolk
Parish:	Ringshall
Site Address	Land to the north of Carters Lane Wattisham Ipswich IP7 7RE
Approx site area (ha):	5.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	102

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Partly Grade 2 and Non Agricultural.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 4% covered in surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Bildeston Health Centre GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Somersham

SITE ID:	HE23884
District:	Mid Suffolk
Parish:	Somersham
Site Address	Land North West of Flowton Road, Somersham, Suffolk
Approx site area (ha):	0.4
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 3 Agricultural Land

10. Neighbouring uses	G	No Known Issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No Potential Harm
18. Flood Risk	A	37.33% Surface Water Coverage
19. Distance to Primary School	G	Site is within 400m of Somersham Primary School
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Stoke Ash

SITE ID:	HE23695
District:	Mid Suffolk
Parish:	Stoke Ash
Site Address	Land to the west of The Street, Stoke Ash
Approx site area (ha):	0.5
Proposed Use:	Housing (C3), Residential Care Home
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha- 0.52ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated and has no extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	Green – No evidence of Coalescence
7. Developable area	G	Green – No known issues
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.

9. Agricultural Land Class	A	Amber – Wholly Grades 2 and 3.
10. Neighbouring uses	R	Red – There is a strong possibility development would be significantly and negatively affected by the neighbouring Stoke Ash Roman Way Water Recycling Centre.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	Amber- 34% coverage surface water flood risk
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Hartismere secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Mendlesham Medical Group and Eye Health Centre GPs.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately- agricultural land
25. Unimplemented planning permissions	G	Green – No unimplemented permissions
26. Site ownership	A	Amber – No or incomplete evidence provided.

RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Stonham Aspal

SITE ID:	HE23080
District:	Mid Suffolk
Parish:	Stonham Aspal
Site Address	Land East of Crowfield Road, Stonham Aspal
Approx site area (ha):	2
Proposed Use:	Housing (C3), Supported and special needs housing
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.6ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and does not have any permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site will not impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and	G	Site is not within a national landscape or project area

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	G	Site will not impact upon any heritage assets
18. Flood Risk	A	13.2% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a school
20. Distance to Secondary School	A	Site is within 800m to 5km of Debenham High School
21. Distance to GP surgery	A	Site is within 800m to 5km of Debenham Practice group
22. Strategic Transport Corridor	A	Site is not in the Transport corridor
23. Distance to train station	R	Site is in excess of 5km from a Train Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been carried out
28. Access to public highway	A	Site has indirect access to a classified road via an unclassified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not in any designations
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23076
District:	Mid Suffolk
Parish:	Stonham Aspal
Site Address	Land North of Does Field, Stonham Aspal
Approx site area (ha):	2.3
Proposed Use:	Housing (C3), Supported and special needs housing
Proposed dwellings (if applicable):	40

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	2ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and it has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Powerlines/pylons run through the site
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site will not impact on provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or project area

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a IRZ Boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact upon listed buildings
18. Flood Risk	A	2.7% Surface Water Flooding
19. Distance to Primary School	A	Site is within 400m and 800m of Stonham Aspal primary school
20. Distance to Secondary School	A	
21. Distance to GP surgery	A	Site is within 8oom and 5km of Debenham High School
22. Strategic Transport Corridor	A	Site is outside the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability Assessment has not been completed
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within any designations
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23071
District:	Mid Suffolk
Parish:	Stonham Aspal
Site Address	Land South of East End Road
Approx site area (ha):	4.9
Proposed Use:	Housing (C3), Supported and special needs housing
Proposed dwellings (if applicable):	50

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	4.5 Ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	not within designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact on provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or project area

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact on listed buildings
18. Flood Risk	A	14.0% surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 800m of a primary school
20. Distance to Secondary School	A	Site is within 800m to 5km of a Debenham High School
21. Distance to GP surgery	A	Site is within 800m to 5km of Debenham group practice
22. Strategic Transport Corridor	A	Site is not within the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been carried out
28. Access to public highway	G	Site has direct access to a classified highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within any designations
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24087
District:	Mid Suffolk
Parish:	Stonham Aspal
Site Address	The Leas Quoits Meadow Stonham Aspal IP14 6DE
Approx site area (ha):	1
Proposed Use:	Housing
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as has permission but the circumstances of the site require further assessment.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly in Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within these designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to Grade 2 listed building opposite site.
18. Flood Risk	G	Approximately 1% covered in surface water fooding.
19. Distance to Primary School	G	Site is within 400m of Stonham Aspal Church of England primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Debenham High school.

21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but its relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	A
Comments	

SITE ID:	HE23872
District:	Mid Suffolk
Parish:	Stonham Aspal
Site Address	Land to the south east of Stowmarket Road Little Stonham Earl Stonham Stowmarket IP14 5DL
Approx site area (ha):	1.9
Proposed Use:	Housing
Proposed dwellings (if applicable):	40

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 1.9ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to significant built form
6. Coalescence	G	No contribution to coalescence

7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber – Grades 2 and 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	R	Red- Site is partially located within a County Wildlife Sites 200m Buffer
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	20.81% surface water flooding.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Red – Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately- agricultural land.
25. Unimplemented planning permissions	G	Green –No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Stonham Parva

SITE ID:	HE23694
District:	Mid Suffolk
Parish:	Stonham Parva
Site Address	Land west of Norwich Road, Stonham Parva
Approx site area (ha):	0.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha- 0.31ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated and has no extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within the built form of village
6. Coalescence	G	Green – No evidence of Coalescence
7. Developable area	A	Amber – Public right of way at southern end of site causing less than significant issue.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber – Wholly Grade 3.

10. Neighbouring uses	R	Red – There is a strong possibility development would be significantly and negatively affected by the Stonham Parva Water Recycling Centre.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	12.6% surface water
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Red – Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23875
District:	Mid Suffolk
Parish:	Stonham Parva
Site Address	Land to the south of Church Lane Earl Stonham Stowmarket IP14 5DL
Approx site area (ha):	0.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 0.5ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	On the edge of built form of village
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	A	Amber – Public right of way present on site causing less than significant issue.

8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber – Wholly Grade 2
10. Neighbouring uses	A	Amber – There is a possibility development would result in some negative issues with the neighbouring Water Recycling centres in Stonham Parva.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	11% surface water
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Stowupland High secondary school.
21. Distance to GP surgery	R	Red – Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately- agricultural land
25. Unimplemented planning permissions	G	Green – No unimplemented permissions
26. Site ownership	A	Amber – No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23919
District:	Mid Suffolk
Parish:	Stonham Parva
Site Address	1 Hall Cottages, Church Lane, Little Stonham, Stowmarket, IP14 5JL
Approx site area (ha):	0.8
Proposed Use:	Housing
Proposed dwellings (if applicable):	4

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Significant built form
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Within Grade 2 Agricultural Land
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Water Recycling Centre

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets
18. Flood Risk	A	7.83% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Within 5km of Stowupland High School
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but its current use does not require relocation
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No Evidence Provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23949
District:	Mid Suffolk
Parish:	Stonham Parva
Site Address	Land South of The Magpie Inn Norwich Road Stonham Parva IP14 5JY
Approx site area (ha):	1.1
Proposed Use:	Housing
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within signifficant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	G	Partly Brownfield Site.
9. Agricultural Land Class	A	Grade 2
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the water recycling centre.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage asset (Grade 2 Listed Building).
18. Flood Risk	A	19.18% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	A	Refused application DC/22/00862 for 5 dwellings
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23997
District:	Mid Suffolk
Parish:	Stonham Parva
Site Address	Rosery Farm Little Stonham Stowmarket Suffolk IP145LB
Approx site area (ha):	1.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site is wholly within Grade 2 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated Grade II listed building adjacent.
18. Flood Risk	A	approximately 4.99% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23870
District:	Mid Suffolk
Parish:	Stonham Parva
Site Address	Land south of Church Lane Little Stonham IP14 5JJ
Approx site area (ha):	1.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 1.1ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to significant built form
6. Coalescence	G	Green – No contribution to Coalescence.
7. Developable area	G	Green – No known issues.

8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber – Wholly Grade 2.
10. Neighbouring uses	R	Red – There is a strong possibility development would be significantly and negatively affected by the neighbouring Water Recycling Centre.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Stowupland High secondary school.
21. Distance to GP surgery	R	Red – Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Green –No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23979
District:	Mid Suffolk
Parish:	Stonham Parva
Site Address	Land south of Four Elms Barn, Norwich Road, Little Stonham, Stowmarket, IP14 5LB
Approx site area (ha):	1.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	A	Grade 2

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located in SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	there is a possibility of harm to designated or non-designated heritage assets. Across the road of a single-carriageway road
18. Flood Risk	G	0% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Debenham secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided. Only provided one of the land registry documents.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24046
District:	Mid Suffolk
Parish:	Stonham Parva
Site Address	Norwich Rd Little Stonham Stowmarket IP14 5JT
Approx site area (ha):	1.9
Proposed Use:	Housing
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	A	Public Right of Way present on site causing less than significant issue.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 2.
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by two Water Recycling Centres.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 5% covered in surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23977
District:	Mid Suffolk
Parish:	Stonham Parva
Site Address	Land South of High House, Norwich Road, Little Stonham, Stowmarket, IP14 5LB
Approx site area (ha):	2
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located in a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	7.02% surface water covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Dbenham secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Mendlesham Medical Group
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided. Provided only one of the two documents
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23988
District:	Mid Suffolk
Parish:	Stonham Parva
Site Address	Land in Little Stonham Rosery Farm Little Stonham Stowmarket Suffolk IP145LB
Approx site area (ha):	6.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	85

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 2 agricultural land
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Water Recycling Centre

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	approximately 2% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland High School
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23985
District:	Mid Suffolk
Parish:	Stonham Parva
Site Address	Land to the East of Little Stonham Little Stonham Stowmarket Suffolk IP145LB
Approx site area (ha):	5
Proposed Use:	Housing
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 2 agricultural land
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Water Recycling Centre
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	approximately 3.04% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Stowmarket

SITE ID:	HE23045
District:	Mid Suffolk
Parish:	Stowmarket
Site Address	Mid Suffolk & Babergh District Council Depot, Creeting Road West, IP14 5AT
Approx site area (ha):	0.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	0.7ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permission on site

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not within a designation

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Site is within a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issue
8. Greenfield/Brownfield	G	Wholly a brownfield site
9. Agricultural Land Class	G	Urban Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not in any designations
13. National Landscapes and Special Character Areas	G	Site is not in a national Landscape or project area

14. Designations/allocations in Development Plan	A	Site adjoins two designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within a designation
16. Local Environmental Designations	G	Site is not within a designation
17. Heritage assets	A	There is a possibility of harm to Heritage assets
18. Flood Risk	A	There is 65.7% surface water flooding
19. Distance to Primary School	A	Site is within 401 and 800m of Cedars Park primary
20. Distance to Secondary School	A	site is within 801m to 5km of Stowupland and Stowmarket High School
21. Distance to GP surgery	G	Site is within 800m of Stowhealth
22. Strategic Transport Corridor	G	Site is within the transport corridor
23. Distance to train station	G	Site is less than 800m of Stowmarket Station
RAG for Suitability	G	

Availability

Criteria	Score	Comments
24. Current use	R	Currently used as a Council depot - there are likely to be significant delays to relocating its current use
25. Unimplemented planning permissions	G	There are no unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to the highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Mineral Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24212
District:	Mid Suffolk
Parish:	Stowmarket
Site Address	Land at the Firs, 81 Finborough Road, Stowmarket, IP14 1PT
Approx site area (ha):	0.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within a settlement boundary and significant built form.
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	G	Urban

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated grade II listed building
18. Flood Risk	A	35.93% surface water flooding
19. Distance to Primary School	G	Site is within 400m of Abbotts Hall (Stowmarket) primary school.
20. Distance to Secondary School	G	Site is within 800m of Stowmarket secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Stowhealth GP and Combs Ford GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	G	Site is less than 800m of Stowmarket train station
RAG for Suitability	G	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete evidence
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	G
Comments	

SITE ID:	HE24056
District:	Mid Suffolk
Parish:	Stowmarket
Site Address	Land south west of Needham Road, Stowmarket
Approx site area (ha):	28.8
Proposed Use:	Housing, Commercial, Green Infrastructure
Proposed dwellings (if applicable):	400

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
6. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
30. Coalescence	G	No contribution to coalescence.
31. Developable area	G	No known issues.
32. Greenfield/Brownfield	A	Greenfield site.

33. Agricultural Land Class	A	Wholly Grades 2 and 3.
34. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Hazardous Installations
35. Formal recreation provision	G	Site would not impact on provision.
36. Environmental designations	A	Site is adjoining a SSSI and Ancient Woodland Combs Wood.
37. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
38. Designations/allocations in Development Plan	A	Site is adjoining a Gipping Employment Corridor.
39. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within SSSI impact risk zones.
40. Local Environmental Designations	R	Site is partially located within a County Wildlife Site Buffer.
41. Heritage assets	G	No potential harm.
42. Flood Risk	A	Approximately 2% covered in surface water flooding.
43. Distance to Primary School	A	Site is within 401m and 800m of Combs Ford and Trinity Voluntary aided primary school.
44. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket and Stowupland secondary school.
45. Distance to GP surgery	A	Site is within 800m – 5km of Combs Ford GP.
46. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
47. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
48. Current use	G	Site is vacant or could be developed immediately.
49. Unimplemented planning permissions	G	No unimplemented permissions.
50. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
51. Economic viability	A	Development is marginal or unknown.
52. Access to public highway	G	Site has direct highways access.
53. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23924
District:	Mid Suffolk
Parish:	Stowmarket
Site Address	Land South of Finborough Road, Stowmarket, IP14 1PW
Approx site area (ha):	1.1
Proposed Use:	Housing
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 2 + 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	R	Site is partially located within County Wildlife Sites 200m Buffer
17. Heritage assets	G	No potential harm
18. Flood Risk	A	15.29% Surface Water Coverage
19. Distance to Primary School	A	Site is within 401m and 800m of Wood Ley Community Primary School
20. Distance to Secondary School	G	Site is within 800m of Stowmarket High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Combs Ford Surgery + Stowhealth
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Within 5km of Stowmarket Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24095
District:	Mid Suffolk
Parish:	Stowmarket
Site Address	Gipping Way, Stowmarket
Approx site area (ha):	5.5
Proposed Use:	Housing, Commercial, Green Infrastructure
Proposed dwellings (if applicable):	150

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings or The site allows for above 500sqm of employment floor space.
2. Allocation or Permission	Potentially Suitable	Site is an allocated Joint Local Plan Employment area but the circumstances of the site require further assessment.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within a settlement boundary and significant built form.
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Wholly brownfield.
9. Agricultural Land Class	G	Urban.

10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Hazardous installation on the southeast of the site, the adjacent Power station terminal to the north of the site and the water recycling zone adjacent the cen
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site is wholly located within a designated Strategic Employment area.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	R	Site covered by approximately 68.29% surface water, 20% flood zone 2 and 7.8% flood zone 3 flooding.
19. Distance to Primary School	A	Site is within 401m and 800m of Combs Ford primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High and Stowupland secondary schools.
21. Distance to GP surgery	G	Site is less than 800m of Combs Ford Surgery GP. Stowhealth is within the 801m-5km zone.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	G	Site is less than 800m of Stowmarket train station.
RAG for Suitability	G	

Availability

Criteria	Score	Comments
24. Current use	A	Sites current use does not require relocation and would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence. No title deeds.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Stowupland

SITE ID:	HE23444
District:	Mid Suffolk
Parish:	Stowupland
Site Address	Land south of Church Road, Stowupland IP14 4BQ.
Approx site area (ha):	1.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	14

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Grade 2

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site has a viewpoint overlooking the site and is adjoining a housing allocation
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	12.1% Surface Water Flooding
19. Distance to Primary School	G	Site is within 400m of Freeman Community primary school.
20. Distance to Secondary School	G	Site is within 800m of Stowupland secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Combs Ford GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	A	Up to two expired permissions in the last 10 years.
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	A	Site has indirect access to a classified road through another site which is also promoted for development.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23385
District:	Mid Suffolk
Parish:	Stowupland
Site Address	Land at Church Road, Stowupland
Approx site area (ha):	1.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	14

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Further assessment required – Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	not at all located within the designations
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	PRoW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	wholly located within SSSI Impact Risk Zone
16. Local Environmental Designations	G	site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 2.24% covered for surface water flooding
19. Distance to Primary School	G	Site is within 400m of Freeman Community primary school
20. Distance to Secondary School	G	Site is within 800m of Stowupland High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23365
District:	Mid Suffolk
Parish:	Stowupland
Site Address	Land to East of Church Road, Stowupland
Approx site area (ha):	2
Proposed Use:	Housing (C3), Supported and special needs housing
Proposed dwellings (if applicable):	35

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to Grade 2 listed building Orchard House.
18. Flood Risk	A	Approximately 2% covered in surface water flooding.
19. Distance to Primary School	A	Site is within 401m and 800m of both Freeman Community primary school and Cedars Park Community primary school.
20. Distance to Secondary School	G	Site is within 800m of Stowupland secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of both Combs Ford Surgery and Stowhealth GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23281
District:	Mid Suffolk
Parish:	Stowupland
Site Address	Land East and South of the A1120/Church Road
Approx site area (ha):	2.6
Proposed Use:	Housing (C3), Supported and special needs housing
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated/has extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or ‘project area’.
14. Designations/allocations in Development Plan	R	Site is partially located within a designation Stowupland Neighbourhood Plan view point.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	site is not located wholly within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated heritage asset. Grade II listed building adjacent site.
18. Flood Risk	A	Approximately 4.5% covered surface water flooding.
19. Distance to Primary School	A	Site is within 401 and 800m of Freeman Community school, Stowupland and Cedars park Community primary school, Stowupland.
20. Distance to Secondary School	G	Site is within 800m of Stowupland High secondary school and 5km buffer for Stowmarket High School.
21. Distance to GP surgery	A	Site is within 800m – 5km of Combs Ford Surgery, Combs and Stowhealth, Stowmarket GPs.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct highways access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23166
District:	Mid Suffolk
Parish:	Stowupland
Site Address	Land to the west of A1120 Stowmarket, IP14 4BJ
Approx site area (ha):	2.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	70

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage asset.
18. Flood Risk	A	12.9% surface water covered
19. Distance to Primary School	A	Site is within 401m and 800m of Cedars Park primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland and Stowmarket secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Combs Ford Surgery and Stowhealth.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham Market and Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23298
District:	Mid Suffolk
Parish:	Stowupland
Site Address	The Old Farm House, Mill Street, Stowupland, Stowmarket, IP14 5BJ
Approx site area (ha):	4.1
Proposed Use:	Housing (C3), Supported and special needs housing
Proposed dwellings (if applicable):	35

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Constraint present on site causing less than significant issue, a Public right of way runs around northern edge of site.
8. Greenfield/Brownfield	G	60% Greenfield 40% Brownfield

9. Agricultural Land Class	A	Wholly Grades 2 and 3.
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets. Site is adjacent Grade II listed building in far north east corner.
18. Flood Risk	A	6.2% covered by surface water flooding.
19. Distance to Primary School	G	Site is within 400m of Cedars Park primary school (approx half of site is just outside this zone).
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland secondary school. A small area of the northern corner is within the 800m buffer zone.
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth and Combs Ford Surgery GPs.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23463
District:	Mid Suffolk
Parish:	Stowupland
Site Address	Land south of Gipping Road, Stowupland IP14 4BD
Approx site area (ha):	6.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	136

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	R	Operational oil pipeline present on site causing significant issue.
8. Greenfield/Brownfield	G	Partly brownfield site.
9. Agricultural Land Class	A	Partly Grades 2 and 3.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining a designation.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	13% surface water flood
19. Distance to Primary School	A	Site is within 401m and 800m of Freeman Community primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket and Stowupland secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth and Combs Ford Surgery
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23169
District:	Mid Suffolk
Parish:	Stowupland
Site Address	Saxham Street, Stowupland, Stowmarket, IP14 5DA
Approx site area (ha):	7.1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	60

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated heritage assets.
18. Flood Risk	A	6.9% surface water covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland and Stowmarket secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth and Combs Ford Surgery
22. Strategic Transport Corridor	A	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23267
District:	Mid Suffolk
Parish:	Stowupland
Site Address	Land at Mill Street, Stowupland, Stowmarket, IP14 5BJ
Approx site area (ha):	8.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	160

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues

8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grades 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	A	Site is partially adjoining a County wildlife Site
17. Heritage assets	A	There is a possibility of harm to designated heritage assets.
18. Flood Risk	A	Approximately Surface Water Flooding 2.1%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	A	Site is within 401m and 800m of Cedars Park Community Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High School and Stowupland High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth Surgery and Combs Ford Surgery
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham Market Rail Station and Stowmarket Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24005
District:	Mid Suffolk
Parish:	Stowupland
Site Address	Land on the east side of Mill Street, Stowupland, Stowmarket, Suffolk, IP14 5BL
Approx site area (ha):	1.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	36

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site is wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI impact risk zone
16. Local Environmental Designations	R	Site is partially located within County Wildlife Sites 200m buffer zone
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Site is approximately 7.68% covered in surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Cedars Park Community Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24140
District:	Mid Suffolk
Parish:	Stowupland
Site Address	Land North of Rendall Lane, Stowupland, Suffolk
Approx site area (ha):	12.1
Proposed Use:	Housing
Proposed dwellings (if applicable):	220

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site

9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	There are no neighbouring use issues
12. Environmental designations	G	There are no neighbouring use issues
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Approximately Surface Water Flooding 5.30%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	A	Site is within 401m and 800m of Freeman Community Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High School and Stowupland High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth Surgery and Combs Ford Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23844
District:	Mid Suffolk
Parish:	Stowupland
Site Address	Land south of Stowmarket Road, Stowupland.
Approx site area (ha):	16.8
Proposed Use:	Housing, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	275

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings-7.2ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable - Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Amber – Public right of way present on site causing less than significant issue.

8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural/allotment land.
9. Agricultural Land Class	A	Amber- grades 2 and 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues, though note some commercial activity to the east.
11. Formal recreation provision	R	Red – Would result in loss of existing provision- allotments at north-west corner of site.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Red – Site contains a designation- Community facility designated by policy 4 of Stowupland Neighbourhood Plan.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within these designations.
16. Local Environmental Designations	G	Green – Site is not within these designations.
17. Heritage assets	A	Amber – There is a possibility of harm to designated heritage assets to the east of the site.
18. Flood Risk	A	Amber- 4.39% surface water flood risk.
19. Distance to Primary School	G	Green – Site is within 400m of Cedars Park Community primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Stowupland High secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Stowhealth and Combs Ford Surgery GPs.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site could be developed immediately
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Development is likely viable. assessment undertaken
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24240
District:	Mid Suffolk
Parish:	Stowupland
Site Address	Land between Rendall Lane and Church Road, Stowupland, Suffolk
Approx site area (ha):	16.9
Proposed Use:	Housing
Proposed dwellings (if applicable):	325

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	R	Operational oil pipeline and UK power network 132kv pole towers present on site causing significant issue
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 2 and 3

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Viewpoint on site and adjoins green space and housing allocation.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated grade II listed buildings
18. Flood Risk	A	6.75% surface water flooding
19. Distance to Primary School	G	Site is within 400m of Freeman (Stowupland) primary school.
20. Distance to Secondary School	G	Site is within 800m of Stowupland secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth and Combs Ford GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	A	No unimplemented permissions
26. Site ownership	A	Incomplete evidence
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	A
Comments	

SITE ID:	HE24021
District:	Mid Suffolk
Parish:	Stowupland
Site Address	Land south of Mill Green Farm Mill Street Stowupland IP14 5BJ
Approx site area (ha):	2.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	35

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated Grade II property adjacent to site.
18. Flood Risk	G	less than 1% flood risk
19. Distance to Primary School	G	Site is within 400m of Cedars Park Community Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24225
District:	Mid Suffolk
Parish:	Stowupland
Site Address	Land South of Church Road, Stowupland
Approx site area (ha):	21.2
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	250

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 3

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	A	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	R	Viewpoint overlooking the site. Adjacent to housing allocation and community facility
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated grade II listed building
18. Flood Risk	A	2.4% surface water flooding
19. Distance to Primary School	G	Part of the site is within 400m of Stowupland primary school.
20. Distance to Secondary School	G	Site is within 800m of Stowupland secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Stowhealth GP and Combs Ford GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24166
District:	Mid Suffolk
Parish:	Stowupland
Site Address	Land at Pooles Farm, Stowupland, Stowmarket, IP14 4AJ
Approx site area (ha):	28.5
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	300

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	28.4662 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated. a small part of site has a development that is currently being built but the rest of the site still needs to be assessed.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public rights of way and electricity poles run through the site
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 and 3 land
10. Neighbouring uses	A	There is a pumping station and a historic landfill near to the site

11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape pr project area
14. Designations/allocations in Development Plan	G	Site is not within any denigrations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ Boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact upon nearby listed buildings
18. Flood Risk	A	5.62% Surface Water Flooding
19. Distance to Primary School	A	Site is within 800m of cedar park primary school
20. Distance to Secondary School	G	Site is within 800m of Stowupland High School
21. Distance to GP surgery	A	Site is within 800m and 5km of stowheath and combs ford surgery
22. Strategic Transport Corridor	G	Site is inside the transport corridor
23. Distance to train station	A	Site is within 800m to 5km of Stowmarket station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24141
District:	Mid Suffolk
Parish:	Stowupland
Site Address	Land West of Owls farm, Middlewood Green, Earl Stonham, Suffolk
Approx site area (ha):	3.9
Proposed Use:	Housing
Proposed dwellings (if applicable):	70

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site

9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	There are no neighbouring use issues
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated heritage assets
18. Flood Risk	A	Approximately Surface Water Flooding 3.4%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowupland High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Mendlesham Medical Group
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Stradbroke

SITE ID:	HE23104
District:	Mid Suffolk
Parish:	Stradbroke
Site Address	Land at Neaves Lane, Stradbroke, Eye, IP21 5JS
Approx site area (ha):	1.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	Would not contribute to coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly grade 3.

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	within designation
16. Local Environmental Designations	A	Site is within 200m buffer of county wildlife zone.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	1.2% Surface Water Flooding.
19. Distance to Primary School	A	Site is within 401m and 800m of Stradbroke primary school.
20. Distance to Secondary School	G	Site is within 800m of Stradbroke secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Stradbroke GP.
22. Strategic Transport Corridor	G	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23170
District:	Mid Suffolk
Parish:	Stradbroke
Site Address	The Cottage Farm, New Street, Stradbroke, Eye, IP21 5JG
Approx site area (ha):	1.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	G	Partly brownfield site. 60% brownfield
9. Agricultural Land Class	A	Whole Grade 3

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets.
18. Flood Risk	A	29.1% surface water covered
19. Distance to Primary School	G	Site is within 400m of Stradbroke primary school.
20. Distance to Secondary School	G	Site is within 800m of Stradbroke secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Stradbroke Surgery.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	G	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23101
District:	Mid Suffolk
Parish:	Stradbroke
Site Address	Land at Barley Green, Laxfield Road, Stradbroke, Eye, IP21 5HY
Approx site area (ha):	2.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	45

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly grade 3

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is located within SSSI Impact Risk Zone but no need to consult Natural England
16. Local Environmental Designations	R	Within 200m buffer of county wildlife site
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	G	Site is within 800m of Stradbroke secondary school
21. Distance to GP surgery	G	Site is less than 800m of Stradbroke GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23543
District:	Mid Suffolk
Parish:	Stradbroke
Site Address	Land to the north of Westhall and Grove End, Stradbroke - IP21 5HP
Approx site area (ha):	6.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	90

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha (6.3606 ha)
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated and does not have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Amber – Public Right of Way at north-eastern end of site causing less than significant issue.

8. Greenfield/Brownfield	A	Amber – Greenfield site. The site is arable agricultural land.
9. Agricultural Land Class	A	Amber – Wholly Grade 3.
10. Neighbouring uses	R	Red – There is a strong possibility development would be significantly and negatively affected by the neighbouring Water Recycling Centre.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within these designations.
16. Local Environmental Designations	G	Green – Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	29.3% Surface Water flood risk, 4.7% Flood Zone 2 and 8.9% Flood Zone 3.
19. Distance to Primary School	A	Amber – Site is within 800m of Stradbroke Church of England primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Stradbroke High secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of both Fressingfield Medical Centre and Stradbroke Surgery GPs.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately (agricultural land)
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23096
District:	Mid Suffolk
Parish:	Stradbroke
Site Address	Land on Laxfield Road Stradbroke Eye Suffolk
Approx site area (ha):	8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	100

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to built form.
6. Coalescence	G	Would not contribute to coalescence.
7. Developable area	A	Public rights of way through the site.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly grade 3.
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the water recycling centre and cemetery.

11. Formal recreation provision	R	Site would impact the usability of the provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site is adjoining open space, with a small part overlapping.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is located within SSSI Impact Risk Zone but no need to consult Natural England
16. Local Environmental Designations	A	Site is partially adjoining a country wildlife site.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	2.1% Surface Water Flooding.
19. Distance to Primary School	A	Site is within 401 and 800m of Stradbroke primary school.
20. Distance to Secondary School	G	Small section of site is within 800m of Stradbroke secondary school.
21. Distance to GP surgery	G	Small section of site is less than 800m of Stradbroke GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24059
District:	Mid Suffolk
Parish:	Stradbroke
Site Address	Land to the east of Queen Street (B1118), Stradbroke. As identified edged red on the Site Plan attached.
Approx site area (ha):	5.3
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	75

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by Water Recycling Centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 23% covered in surface water flooding.
19. Distance to Primary School	A	Site is within 401m and 800m of Stradbroke primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stradbroke secondary school.
21. Distance to GP surgery	A	Site is within 5km of both Fressingfield Medical Centre and Stradbroke Surgery GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23849
District:	Mid Suffolk
Parish:	Stradbroke
Site Address	Land off New Street, Stradbroke
Approx site area (ha):	5.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	100

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 5.3ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable - Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	A	Amber – Public right of way present on site causing less than significant issue.

8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber- Grade 3
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations
16. Local Environmental Designations	G	Green – Site is not within any designations
17. Heritage assets	A	Amber – There is a possibility of harm to designated heritage assets to the north and south of the site.
18. Flood Risk	A	Amber- 6.33% surface water flooding coverage.
19. Distance to Primary School	A	Amber – Site is within 800m of Stradbroke Church of England primary school.
20. Distance to Secondary School	G	Green – Site is within 800m of Stradbroke High secondary school.
21. Distance to GP surgery	G	Green – Site is less than 800m of Stradbroke Surgery GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately- agricultural land
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Development is likely viable. Assessment undertaken
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Thorndon

SITE ID:	HE23230
District:	Mid Suffolk
Parish:	Thorndon
Site Address	Land North of Kerrison, Thorndon, Suffolk IP23 7JQ
Approx site area (ha):	0.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	3

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Site is partially or not at all located within the designations.
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly Grades 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site is wholly located within a Local Landscape Sensitivity Allocation designated within a neighbourhood plan
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hartismere School
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye Health Centre
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown.
28. Access to public highway	G	Site has direct access to highway, U Road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23202
District:	Mid Suffolk
Parish:	Thorndon
Site Address	Land East of Kerrison, Thorndon, Suffolk IP23 7JQ
Approx site area (ha):	1.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	R	Would result in loss of existing provision or severely impact the usability of the provision.

		Wholly within Thorndon Neighbourhood plan policies Green space
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site is wholly located within a designation. Wholly within Thorndon Neighbourhood plan policies Green space and adjacent a housing allocation and local landscape sensitivity area.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hartismere secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye and Mendlesham GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor. Site is adjacent the corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete evidence provided, no title map.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23115
District:	Mid Suffolk
Parish:	Thorndon
Site Address	Mill Field, South East of Fen View.
Approx site area (ha):	2.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	48

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Small part of the site is allocated so the circumstances of the site require further assessment.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly grade 2 and small section is grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Partially adjoins open space and a housing allocation on the site already.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is located within SSSI Impact Risk Zone but no need to consult Natural England
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated listed building
18. Flood Risk	G	0% covered.
19. Distance to Primary School	G	Site is within 400m of Thorndon primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hertismere secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	R	Site does not have direct or indirect highways access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Thornham Magna

SITE ID:	HE23714
District:	Mid Suffolk
Parish:	Thornham Magna
Site Address	Grove Farm, Wickham Road, Thornham Magna, Eye, IP23 8LL
Approx site area (ha):	2.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	R	Potential impact on provision - site is described as being used for recreation use
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or project area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Potential harm to Grade 2 listed building near to the site (Grove Farm House)
18. Flood Risk	G	Less than 1% flood risk
19. Distance to Primary School	R	Site is in excess of 800m from a school
20. Distance to Secondary School	R	Site is in excess of 5km from a secondary school
21. Distance to GP surgery	A	Site is within 5km of Mendlesham Medical Group
22. Strategic Transport Corridor	G	Site is within the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	A	Current use is recreation which may need relocation
25. Unimplemented planning permissions	G	no unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown. no viability assessment undertaken
28. Access to public highway	G	Site has direct access toa classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23713
District:	Mid Suffolk
Parish:	Thornham Magna
Site Address	Grove Farm, Wickham Road, Thornham Magna, Eye, IP23 8LL
Approx site area (ha):	3.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 land

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	R	Potential impact on provision - site is described as being used for recreation use
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or project area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Potential harm to Grade 2 listed building near to the site (Grove Farm House)
18. Flood Risk	G	Less than 1% flood risk
19. Distance to Primary School	R	Site is in excess of 800m from a school
20. Distance to Secondary School	R	Site is in excess of 5km from a secondary school
21. Distance to GP surgery	A	Site is within 5km of Mendlesham Medical Group
22. Strategic Transport Corridor	G	Site is within the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	A	Current use is recreation which may need relocation
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown. no viability assessment undertaken
28. Access to public highway	G	Site has direct access toa classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Thurston

SITE ID:	HE22984
District:	Mid Suffolk
Parish:	Thurston
Site Address	Freehold land at Stockhold Green, Thurston, Bury St Edmunds, IP31 3RH
Approx site area (ha):	1.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	Green – No contribution to coalescence.
7. Developable area	G	Green – No known issues.

8. Greenfield/Brownfield	A	Amber – Greenfield site.
9. Agricultural Land Class	A	wholly grade 3
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within these designations.
16. Local Environmental Designations	G	Green – site is not located wholly or partially within any designations listed.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	2% surface water flooding
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Amber – Site is within 801m and 5km of thurston secondary school.
21. Distance to GP surgery	R	Red – Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 800m – 5km of Thurston train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Green – No unimplemented permissions
26. Site ownership	A	Amber – Siblings own site - incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	G	Green – Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area and/or a Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23059
District:	Mid Suffolk
Parish:	Thurston
Site Address	Land South of Barrells Road, Thurston
Approx site area (ha):	1.8
Proposed Use:	Housing (C3), Supported and special needs housing
Proposed dwellings (if applicable):	36

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.7881 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	site is not in flood zone 3
4. Designated land	Potentially Suitable	site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	There is a PROW on the edge of the site. The site is adjacent to a railway line
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site will not impact on provision
12. Environmental designations	G	site is not within any designations
13. National Landscapes and	G	site is not within a national landscape or a project area

Special Character Areas		
14. Designations/allocations in Development Plan	G	site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	site is within an IRZ Boundary
16. Local Environmental Designations	G	site is not within any designations
17. Heritage assets	G	No impact on Heritage Assets
18. Flood Risk	A	1.8% surface water flooding
19. Distance to Primary School	R	Site is in excess of 800m from a Primary school
20. Distance to Secondary School	A	Site is within 800m and 5km of Thurston Community College
21. Distance to GP surgery	A	Site is within 800m and 5km of Woolpit Health Centre
22. Strategic Transport Corridor	G	Site is within the Transport Corridor
23. Distance to train station	A	Site is within 800m to 5km of Thurston Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Equestrian
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been carried out
28. Access to public highway	G	Site has direct access to the highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within any designations
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23358
District:	Mid Suffolk
Parish:	Thurston
Site Address	Land at Barrells Green
Approx site area (ha):	2.1
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Partly within Thurston settlement boundary and significant built form.
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Partly brownfield / partly greenfield (contains two dwellings to be demolished)
9. Agricultural Land Class	A	Wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	R	Site would severely impact the usability of the open space (directly adjacent)
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and	G	Site is not located within or adjoining national landscape or ‘project area’.

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	within impact risk zone
16. Local Environmental Designations	G	not within designations
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Approximately 13.3% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Thurston Church of England Primary Academy
20. Distance to Secondary School	A	Site is within 801m and 5km of Thurston Community College
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Thurston train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but the relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23370
District:	Mid Suffolk
Parish:	Thurston
Site Address	Land at Pakenham Road
Approx site area (ha):	2.2
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	R	54% surface water 2% in flood zone 2 22% in flood zone 3.
19. Distance to Primary School	A	Site is within 401m and 800m of Thurston primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of both Thurston Community College and Sybil Andrews Academy secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Thurston train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23552
District:	Mid Suffolk
Parish:	Thurston
Site Address	Thurston Rugby Club, Robinson Field, Ixworth Road, Thurston, Bury St Edmunds, IP31 3QE
Approx site area (ha):	2.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	48

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha (2.4 ha)
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated and has no extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Site is immediately adjacent significant built form.
6. Coalescence	G	Green – No evidence of Coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	G	Green – Wholly brownfield site (rugby club).
9. Agricultural Land Class	G	Amber – Wholly Grade 2.

10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	R	Red – Would result in loss of existing Robinson Field Rugby Club.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	A	Amber – Site is within 800m of Thurston Church of England Academy primary school.
20. Distance to Secondary School	G	Green – Site is within 800m of Thurston Community College secondary school.
21. Distance to GP surgery	R	Red – Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 5km of Thurston train station.
RAG for Suitability	G	

Availability

Criteria	Score	Comments
24. Current use	A	Amber – Site is occupied/in use but relocation of its current use would not take a significant time to achieve.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown- no viability assessment.
28. Access to public highway	G	Green – Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23506
District:	Mid Suffolk
Parish:	Thurston
Site Address	Land East of Beyton Road Thurston House Beyton Road Thurston IP31 3QZ
Approx site area (ha):	13.8
Proposed Use:	Housing (C3), Supported and special needs housing, Mixed use
Proposed dwellings (if applicable):	100

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 3 Agricultural Land

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	R	There is a strong possibility of harm to designated heritage asset
18. Flood Risk	A	11.4% Surface Water Coverage 0.6% Flood Zone 2 Coverage 0.6% Flood Zone 3 Coverage
19. Distance to Primary School	A	Site is within 401m and 800m of Thurston Church of England Primary Academy
20. Distance to Secondary School	A	Site is within 801m and 5km of Sybil Andrews Academy + Thurston Community College
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	G	Site is less than 800m of Thurston Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23049
District:	Mid Suffolk
Parish:	Thurston
Site Address	Land North and East of Thurston Rugby Club, Ixworth Road, Thurston, IP31 3QE
Approx site area (ha):	17.6
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	270

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	9 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions on site

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	3.2% of site is in flood zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 2 and 3 land
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with neighbouring use
11. Formal recreation provision	G	Would not result in loss of provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and	G	Site is not within a National Landscape or Project area

Special Character Areas		
14. Designations/allocations in Development Plan	G	site is not within a designation
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within a designation
16. Local Environmental Designations	G	Site is not within a designation
17. Heritage assets	G	Site will not impact on any Heritage Assets
18. Flood Risk	A	Site has 19.0% surface water flooding, 1.0% in flood zone 2 and 3.2% in flood zone 3
19. Distance to Primary School	A	Site is within 401m to 800 of a primary school
20. Distance to Secondary School	G	Site is within 800m of Thurston Community College
21. Distance to GP surgery	R	Site is in excess of 5km form a GP
22. Strategic Transport Corridor	A	Site is outside of the transport corridor
23. Distance to train station	A	Site is within 800m to 5km of Thurston Train Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permission
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Likely - evidence provided
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is in a Mineral Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23926
District:	Mid Suffolk
Parish:	Thurston
Site Address	Land at Barrells Road, Thurston.
Approx site area (ha):	0.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not Flood Zone 3
4. Designated land	Potentially Suitable	Site is located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	A	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	R	Would result in loss of existing provision or severely impact the usability of the provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	1.74 Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Sybil Andrews Academy + Thurston Community College
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Thurston Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions DC/23/02429 Pending Decision
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23927
District:	Mid Suffolk
Parish:	Thurston
Site Address	Land at Norton Road, Thurston.
Approx site area (ha):	0.8
Proposed Use:	Housing
Proposed dwellings (if applicable):	3

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area’
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets
18. Flood Risk	A	2.75% Surface Water Coverage
19. Distance to Primary School	G	Site is within 400m of Thurston Church of England Primary Academy
20. Distance to Secondary School	A	Within 5km of Thurston Community College + Sybil Andrews Academy
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	G	Site is just within the Strategic Transport Corridor
23. Distance to train station	G	Within 5km of Thurston Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23809
District:	Mid Suffolk
Parish:	Thurston
Site Address	Land to the east of Church Road and south of Old Post Office Lane, Thurston (nearest postcode IP31 3RN)
Approx site area (ha):	1.1
Proposed Use:	Housing
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Thurston settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	approximately 7.28% covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Thurston Church of England Primary Academy
20. Distance to Secondary School	A	Site is within 801m and 5km of Thurston Community College
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Thurston Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23928
District:	Mid Suffolk
Parish:	Thurston
Site Address	Land at Manor Farm, Pakenham Road IP31 3QJ
Approx site area (ha):	1.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area’
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets
18. Flood Risk	G	0.71% Surface Wate Coverage
19. Distance to Primary School	G	Site is within 400m of Thurston Church of England Primary Academy
20. Distance to Secondary School	G	Site is within 800m of Thurston Community College
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Within 5km of Thurston Rail Station
RAG for Suitability	G	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	G
Comments	

SITE ID:	HE23866
District:	Mid Suffolk
Parish:	Thurston
Site Address	Fields to the North and East of Thurston Rangers Rugby Club, Ixworth Rd, Thurston, Bury Saint Edmunds, IP31 3QE
Approx site area (ha):	11.1
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	300

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 11.12ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber- Partly Grades 2 and 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	Amber- site is covered 13.48% by surface water flood risk and 0.2% Flood Zone 3.
19. Distance to Primary School	A	Amber – Site is within 800m of Thurston Church of England primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Thurston Community College, SET Ixworth School and Sybil Andrews Academy secondary schools.
21. Distance to GP surgery	R	Red – Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 5km of Thurston train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately - agricultural land.
25. Unimplemented planning permissions	G	Green –No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Green – Development is likely viable. Evidence provided.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24239
District:	Mid Suffolk
Parish:	Thurston
Site Address	Land at Mill Farm, Thurston, IP31 3QA
Approx site area (ha):	13.2
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	342

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 2 and 3

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the water recycling centre
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated grade II listed buildings
18. Flood Risk	A	10.73% surface water flooding
19. Distance to Primary School	A	Small section of the site is within 401m and 800m of Thurston primary school.
20. Distance to Secondary School	G	Site is within 800m of Thurston secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Thurston train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24122
District:	Mid Suffolk
Parish:	Thurston
Site Address	Land at Mill Farm, Thurston, IP31 3QA
Approx site area (ha):	22.5
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	440

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site is has partial permission but the circumstances of the site require further assessment.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	A	Public right of way present on site causing less than significant issue, running centrally through the south of site.
8. Greenfield/Brownfield	A	Greenfield site (approx 5% brownfield).
9. Agricultural Land Class	A	Wholly Grade 3.

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the neighbouring use. North area of site is within a Water recycling centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	approximately 5.86% covered by surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	G	Site is within 800m of Thurston Community College secondary school. North and west side of site is just outside of this area.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Thurston train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24238
District:	Mid Suffolk
Parish:	Thurston
Site Address	Land at Mill Farm, Thurston, IP31 3QA
Approx site area (ha):	30.4
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	660

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Small part of the site has permission but the circumstances of the site require further assessment

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 2 and 3

10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the water recycling centre as part of the site is within the buffer
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated grade II listed buildings
18. Flood Risk	A	5.44% surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Thurston primary school.
20. Distance to Secondary School	G	Site is within 800m of Thurston secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Thurston train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24121
District:	Mid Suffolk
Parish:	Thurston
Site Address	Land east of Barton Road, Thurston, IP31 3UQ
Approx site area (ha):	4.1
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	105

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	A	Public right of way present on site causing less than significant issue, runs centrally through the site.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets. Grade II listed building adjacent site.
18. Flood Risk	A	approximately 19.70% covered by surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	G	Site is within 800m of Thurston Community College secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Thurston train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24173
District:	Mid Suffolk
Parish:	Thurston
Site Address	Land East of Church Road, Thurston, Suffolk
Approx site area (ha):	45.1
Proposed Use:	Housing, Commercial, Infrastructure, Green Infrastructure
Proposed dwellings (if applicable):	500

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues

8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated heritage assets.
18. Flood Risk	A	Approximately Surface Water Flooding 17.87%, Flood Zone 2 4.3%, Flood Zone 3 43.1%
19. Distance to Primary School	A	Site is within 401m and 800m of Thurston Church of England Primary Academy
20. Distance to Secondary School	A	Site is within 801m and 5km of Thurston Community College
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Thurston Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24119
District:	Mid Suffolk
Parish:	Thurston
Site Address	Land west of Ixworth Road, Thurston, IP31 3QE
Approx site area (ha):	7.9
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	222

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 2
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the adjacent

		Water Recycling Centre, northern tip of the site is within the centre itself.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	approximately 4.23% covered by surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of primary school. Small southern area of the site is within the 800m buffer.
20. Distance to Secondary School	G	Site is within 800m of Thurston Community College secondary school. Northern section of the site is just outside this zone.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Thurston train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Thwaite

SITE ID:	HE23448
District:	Mid Suffolk
Parish:	Thwaite
Site Address	Land opp. High View, Wickham Road, Thwaite, IP23 7EE
Approx site area (ha):	0.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	14

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Near significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly grade 3.
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the water recycling centre

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Mendlesham GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23454
District:	Mid Suffolk
Parish:	Thwaite
Site Address	Land to the south of Wickham Road, Thwaite, Suffolk, IP23 7EJ
Approx site area (ha):	1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to significant built form.
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	R	There is a possibility development would result in some negative issues with the water recycling centre
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	1.7% surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Mendlesham GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23456
District:	Mid Suffolk
Parish:	Thwaite
Site Address	Land to the east of Birchgrove, Thwaite, IP23 7EH
Approx site area (ha):	1.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	18

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjoins built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Partly Grades 2 and 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets.
18. Flood Risk	A	3.9% surface water 9% flood zone 2 1.5% flood zone 3
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Mendlesham Medical Centre
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23452
District:	Mid Suffolk
Parish:	Thwaite
Site Address	Land to the west of Church Lane, Thwaite, IP23 7EE
Approx site area (ha):	5.6
Proposed Use:	Housing (C3), Other - please specify
Proposed dwellings (if applicable):	96

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjoins built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	R	There is a possibility development would result in some negative issues with the water recycling centre

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	2.4% surface water flood risk
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Mendlesham GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23535
District:	Mid Suffolk
Parish:	Thwaite
Site Address	Land to the south of Wickham Road (Part 2) Thwaite, Suffolk, IP23 7EJ
Approx site area (ha):	8.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	150

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha (8.2830 ha)
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated and has no existing planning permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Potentially Suitable – site is less than 75% within Flood Zone 3. There is mapped risk in the south-eastern corner of the site.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	Green – No contribution to coalescence.
7. Developable area	G	Green – No known issues.

8. Greenfield/Brownfield	A	Amber – Greenfield site.
9. Agricultural Land Class	A	Amber – Grade 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Green – Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within these designations.
16. Local Environmental Designations	G	Green – site is not located wholly or partially within any designations listed.
17. Heritage assets	A	Amber – There is a possibility of harm to designated or non-designated heritage assets. Grade II listed Rose Cottage to west of site.
18. Flood Risk	A	2.5% surface water 0.4% flood zone 2 1.4% flood zone 3
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Mendlesham Health Centre GP.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately (agricultural land)
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No viability assessment.
28. Access to public highway	G	Green – Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23815
District:	Mid Suffolk
Parish:	Thwaite
Site Address	Land West of Church Lane, Thwaite, IP23 7EJ
Approx site area (ha):	0.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Water Recycling Centre
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and	G	Site is not located within or adjoining national landscape or ‘project area’

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	A	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	approximately 2.92% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Mendlesham Medical Group
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23861
District:	Mid Suffolk
Parish:	Thwaite
Site Address	Land on the East side of Norwich Road, Thwaite, Eye, IP23 7ED
Approx site area (ha):	1.9
Proposed Use:	Housing, Commercial, Infrastructure
Proposed dwellings (if applicable):	36

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 1.9ha. AND The site allows for above 500sqm of employment floor space.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to significant built form
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	Amber – Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber- Grades 2 and 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	A	Amber – There is a possibility of harm to designated or non-designated heritage assets. LB to north.
18. Flood Risk	A	Amber- 1.97% surface water flooding.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Amber – Site is within 800m – 5km of Mendlesham Medical Group GP.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.

RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately- agricultural land.
25. Unimplemented planning permissions	G	Green –No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No evidence.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23896
District:	Mid Suffolk
Parish:	Thwaite
Site Address	Land to North of Thwaite Road, Thwaite, Eye, Suffolk
Approx site area (ha):	2.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	40

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent significant built form
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 2 and 3 Agricultural Land
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Water Recycling Centre

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within any designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated heritage assets
18. Flood Risk	A	2.61% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Within 5km Mendlesham Medical Group
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Tostock

SITE ID:	HE23690
District:	Mid Suffolk
Parish:	Tostock
Site Address	Land between New Road and Leys Road, Tostock
Approx site area (ha):	0.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha- 0.46ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated and has no extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form.
6. Coalescence	G	Green – No evidence of Coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.

9. Agricultural Land Class	A	Amber – Wholly Grade 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Amber – Site is within 801m and 5km of Thurston Community College secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Woolpit Health Centre GP.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately- agricultural land
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided.

RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No viability assessment.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23895
District:	Mid Suffolk
Parish:	Tostock
Site Address	Land to West of Norton Road, Tostock, Suffolk
Approx site area (ha):	0.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0% Flood Risk Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Thurston Community College
21. Distance to GP surgery	A	Within 5km of Woolpit Health Centre
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Within 5km of Thurston Rail Station + Elmswell Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete Evidence
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area and/or a Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Walsham le Willows

SITE ID:	HE23037
District:	Mid Suffolk
Parish:	Walsham Le Willows
Site Address	Land Adjacent Broad Meadow Wattisfield Road Walsham Le Willows
Approx site area (ha):	0.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	22

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Further assessment required – Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	not allocated and no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	not in flood zone 3
4. Designated land	Potentially Suitable	no designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Site is within a settlement boundary
6. Coalescence	G	No Contribution to Coalescence
7. Developable area	G	No Known issues
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	A	is an IN LINE PS on the edge of the site
11. Formal recreation provision	G	No impact
12. Environmental designations	G	No designations

13. National Landscapes and Special Character Areas	G	not within National Landscape or project area
14. Designations/allocations in Development Plan	G	Within a settlement boundary. not protected for other use
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	No PHZ or IRZ present
16. Local Environmental Designations	G	No designations
17. Heritage assets	G	No Heritage assets present on or near to site
18. Flood Risk	G	less than 1% flood risk
19. Distance to Primary School	A	site is within 800m of Walsham primary
20. Distance to Secondary School	R	In excess of 5km from a high school
21. Distance to GP surgery	R	In excess of 5km from a GP Surgery
22. Strategic Transport Corridor	A	outside of transport corridor
23. Distance to train station	R	in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	A	DC/17/02783 outline submitted an NMA and an S73 were granted under DC/18/04327 and DC/19/04796. No Reserved matters or DOC's apps have been submitted yet
26. Site ownership	A	no evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Unknown
28. Access to public highway	G	Direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	In a Mineral Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23523
District:	Mid Suffolk
Parish:	Walsham Le Willows
Site Address	Land North Of Well Cottages Palmer Street Walsham le Willows Bury St Edmunds Suffolk IP31 3DA
Approx site area (ha):	0.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within a settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets
18. Flood Risk	A	2.3% Surface Water Coverage
19. Distance to Primary School	G	Site is within 400m of Walsham-le-Willows Church of England Voluntary Controlled Primary School
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	R	Site does not have direct or indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23416
District:	Mid Suffolk
Parish:	Walsham Le Willows
Site Address	Land to the West of Wattisfield Road, Walsham le Willows
Approx site area (ha):	1.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Walsham-le-Willows settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	R	Approximately 59.9% or more covered surface water flooding
19. Distance to Primary School	A	Site is within 401m and 800m of Walsham-le-Willows primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23412
District:	Mid Suffolk
Parish:	Walsham Le Willows
Site Address	Land to the east of Summer Road, IP31 3AJ
Approx site area (ha):	5.6
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	100

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Walsham-le-Willows settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within SSSI Risk Assessment Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No harm
18. Flood Risk	A	Approximately 2.2% covered
19. Distance to Primary School	A	Site is within 401m and 800m of Walsham-le-Willows C of E primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23773
District:	Mid Suffolk
Parish:	Walsham le Willows
Site Address	The Elms, Badwell Road, Walsham-le-Willows, Bury St. Edmunds, IP31 3BT
Approx site area (ha):	0.8
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	0% FZ3
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to settlement boundary
6. Coalescence	G	Does not contribute to coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	wholly greenfield

9. Agricultural Land Class	A	wholly grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	wholly within NDP - area of landscape sensitivity
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	wholly within SSSI impact risk zone - You do not need to consult Natural England on the proposed development at this location.
16. Local Environmental Designations	G	site is not located wholly or partially within any designations listed.
17. Heritage assets	R	50% of the site lies within walsham-le-willows con area, within the site lies grade two listed The Elms, Four Ashes
18. Flood Risk	A	1.81% SW Flood
19. Distance to Primary School	R	lies just outside 800m buffer of walsham-le-willows primary school
20. Distance to Secondary School	R	In excess of 5km from secondary school
21. Distance to GP surgery	R	in excess of 5km from GP
22. Strategic Transport Corridor	A	outside strategic transport corridor
23. Distance to train station	R	In excess of 5km from train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	residential garden land
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Not evidenced
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Direct highway access to classified unnumbered
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24065
District:	Mid Suffolk
Parish:	Walsham le Willows
Site Address	Summer Road, Mid Suffolk, Suffolk, England, IP31 3AH
Approx site area (ha):	1.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	A	Site is adjoining a non-designated heritage asset (WLW8) and local landscape sensitivity.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	R	There is a strong possibility of harm to conservation area.
18. Flood Risk	A	Approximately 2% covered in surface water flooding.
19. Distance to Primary School	G	Site is within 400m of Walsham Le Willows Church of England primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24066
District:	Mid Suffolk
Parish:	Walsham le Willows
Site Address	Summer Road, Mid Suffolk, Suffolk, England, IP31 3AH
Approx site area (ha):	1.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.

9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	A	Site is adjoining Green Space (WLW11).
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to non-designated heritage asset (WLW14) and Conservation area.
18. Flood Risk	A	Approximately 3% covered in surface water flooding.
19. Distance to Primary School	G	Site is within 400m of Walsham Le Willows primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24089
District:	Mid Suffolk
Parish:	Walsham le Willows
Site Address	Land north of The Street Walsham le Willows IP31 3AZ
Approx site area (ha):	4.8
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	50

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings .
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	Public right of ways present on north and east edges of site causing less than significant issue.
8. Greenfield/Brownfield	A	94% Greenfield site 6% Brownfield
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area’.
14. Designations/allocations in Development Plan	A	Site is adjoining a designated Walsham -le - willows Neighbourhood Plan community facilities, a non-designated heritage asset and greenspace.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets, site is adjoining multiple Grade II listed building and a Conservation area.
18. Flood Risk	A	covered by approximately 5.16% surface water and 0.1% flood zone 2 flooding.
19. Distance to Primary School	G	Site is within 400m of Walsham le willows church of England primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24068
District:	Mid Suffolk
Parish:	Walsham le Willows
Site Address	Summer Road, Mid Suffolk, Suffolk, England, IP31 3AH
Approx site area (ha):	5.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	35

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	A	Site is adjoining a Green Spce (WLW11).
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 3% covered in surface water flooding.
19. Distance to Primary School	A	Site is within 401m and 800m of Walsham Le Willows primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant and could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23937
District:	Mid Suffolk
Parish:	Walsham le Willows
Site Address	4 The Causeway, Walsham-le-Willows, Bury St. Edmunds, IP31 3AB
Approx site area (ha):	5.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	40

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site is wholly located within a local landscape sensitivity zone.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	R	There is a strong possibility of harm to designated heritage asset. (Conservation area) and Grade 2 listed buildings adjoining the site.
18. Flood Risk	A	1.13% covered.
19. Distance to Primary School	A	Site is within 401m and 800m of Walsham-le-willows primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24047
District:	Mid Suffolk
Parish:	Walsham le Willows
Site Address	Land on the East of Townhouse Road, Walsham le Willows, Bury St Edmunds, IP31 3BQ
Approx site area (ha):	6
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	100

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.

7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	R	Would result in loss or severely impact the usability of Townhouse Road Park Open Space.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	R	Site is partially located within a NP Green Space (WLW11).
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to conservation area.
18. Flood Risk	A	Approximately 16% covered in surface water flooding.
19. Distance to Primary School	A	Site is within 401m and 800m of Walsham Le Willow Church of England primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24071
District:	Mid Suffolk
Parish:	Walsham le Willows
Site Address	Wattisfield Road, Mid Suffolk, Suffolk, England, IP31 3FW
Approx site area (ha):	9.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	60

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans).
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 24% covered in surface water flooding.
19. Distance to Primary School	A	Site is within 401m and 800m of Walsham Le Willows primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Wattisfield

SITE ID:	HE23411
District:	Mid Suffolk
Parish:	Wattisfield
Site Address	Land at Walsham Road, Wattisfield, Diss IP22 1PB
Approx site area (ha):	0.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Wattisfield settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	A	PRoW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within PHZ and SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to Wattisfield Conservation Area as site directly adjacent
18. Flood Risk	G	0.8% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Botesdale Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23427
District:	Mid Suffolk
Parish:	Wattisfield
Site Address	Land to the south of Chapel Road, Wattisfield, Suffolk, IP22 1NZ
Approx site area (ha):	2.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	50

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	site requires further assessment as it is not allocated/has extant permission or is allocated/has permission but the circumstances of the site require further assessment.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Wholly or Partly brownfield site. (82% greenfield and 18% brownfield)

9. Agricultural Land Class	A	Wholly grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is partially or wholly located within SSSI Impact Risk Zone
16. Local Environmental Designations	G	site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	4.3% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but its current use does not require relocation, or the relocation would take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area and/or a Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23732
District:	Mid Suffolk
Parish:	Wattisfield
Site Address	Land to the West of Pastures New, Walsham Road, Wattisfield, Diss, IP22 1PB
Approx site area (ha):	0.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Wattisfield settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within Protected Habitats Zone and SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	approximately 5.81% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary schoo
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Botesdale Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Westhorpe

SITE ID:	HE23554
District:	Mid Suffolk
Parish:	Westhorpe
Site Address	Land North of Church Road Westhorpe,IP14 4SY
Approx site area (ha):	0.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha (0.33ha)
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated and has no extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent built form
6. Coalescence	G	Green – No evidence of Coalescence
7. Developable area	G	Green – No known issues
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber – Wholly Grade 3.

10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within these designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within these designations.
16. Local Environmental Designations	G	Green – Site is not within these designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	G	less than 1% flood risk
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Manor Farm Surgery, Bacton GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	G	Green – Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown. No viability assessment.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23242
District:	Mid Suffolk
Parish:	Westhorpe
Site Address	Land to the north of The Street, Westhorpe, Suffolk, IP14 4SS
Approx site area (ha):	0.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	28

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	A	Wholly Grade 3.

10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Water recycling centre
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is located within SSSI Impact Risk Assessment
16. Local Environmental Designations	A	Site is wholly located within a county wildlife site 200m buffer
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Surface Water Flooding - 1.2%
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Manor Farm Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown.
28. Access to public highway	G	Site has direct access to highway - U Road, The Street
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23830
District:	Mid Suffolk
Parish:	Westhorpe
Site Address	Land South of Church Road, Westhorpe, Suffolk
Approx site area (ha):	0.9
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within built form of Westhorpe
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Water Recycling Centre

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated heritage assets
18. Flood Risk	A	Approximately Surface Water Flooding 4.07%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Manor Farm Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Wetherden

SITE ID:	HE23553
District:	Mid Suffolk
Parish:	Wetherden
Site Address	Old grass orchard rear of Goshawks.
Approx site area (ha):	0.3
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	3

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha (0.3ha)
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated and has no extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	Green – No evidence of Coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Previously an orchard.
9. Agricultural Land Class	G	Green – Grade 4

10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	A	Amber – There is a possibility of harm to designated assets to the north of the site- Kismet and Kismet Cottage, GII listed.
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	R	Red – Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Amber – Site is within 5km of Stowmarket High secondary school.
21. Distance to GP surgery	A	Amber – Site is within 5km of Woolpit Health Centre GP.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	R	Red – Site does not have direct or indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23505
District:	Mid Suffolk
Parish:	Wetherden
Site Address	Land West of Park Road, Wetherden nearest postcode IP14 3JU
Approx site area (ha):	1
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	16

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	G	Within Grade 4 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	G	0.7% Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell Rail Station
RAG for Suitability	G	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	G
Comments	

SITE ID:	HE23477
District:	Mid Suffolk
Parish:	Wetherden
Site Address	Land to the rear of Wetherden Lodge, Elmswell Road, Wetherden
Approx site area (ha):	5.8
Proposed Use:	Housing (C3), Supported and special needs housing, Mixed use
Proposed dwellings (if applicable):	100

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site not within Flood Zone 3
4. Designated land	Potentially Suitable	Site not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No key issues, PROW on the edge of part of site.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designation SSSI Impact Risk Zone Boundaries
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets
18. Flood Risk	A	18% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 5km of Woolpit Health Centre
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 5km of Elmswell Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	G	Development is likely viable. Viability Assessment carried out
28. Access to public highway	G	Site has direct highways access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24034
District:	Mid Suffolk
Parish:	Wetherden
Site Address	Near Stowmarket Road, Wetherden, Mid Suffolk, Suffolk, England, IP14 3LD
Approx site area (ha):	0.2
Proposed Use:	Housing
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	0.2365 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	Site will not contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	G	Grade 4 land
10. Neighbouring uses	G	There are neighbouring use issues
11. Formal recreation provision	G	Site will not impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within any designations

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an iRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact upon nearby listed buildings
18. Flood Risk	G	No flooding on site
19. Distance to Primary School	R	Site is in excess of 800m from a school
20. Distance to Secondary School	A	Site is within 800m to 5km from Stowmarket high school
21. Distance to GP surgery	A	Site is within 800m to 5km of Woolpit Centre
22. Strategic Transport Corridor	G	Site is within the transport corridor
23. Distance to train station	A	Site is within 800m to 5km of Elmswell station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	Insufficient evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is not in a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24083
District:	Mid Suffolk
Parish:	Wetherden
Site Address	Near Stowmarket Road, Wetherden, Mid Suffolk, Suffolk, England, IP14 3LD, United Kingdom
Approx site area (ha):	0.7
Proposed Use:	Housing
Proposed dwellings (if applicable):	8

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	0.7006 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	27.3% in Flod Zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	Site will not contribute to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	G	Grade 4 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	no impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within any designations

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within any designations
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact upon nearby listed buildings
18. Flood Risk	G	40.47% Surface Water 14.0% Flood zon3 2 27.3% Flood Zone
19. Distance to Primary School	R	Site is in excess of 800m from a primary school
20. Distance to Secondary School	A	Site is within 800m to 5km of Stowmarket High School
21. Distance to GP surgery	A	Site is within 800m to 5km from Woolpit Health Centre
22. Strategic Transport Corridor	G	Site is within the transport corridor
23. Distance to train station	A	Site is within 800m to 5km of Elmswell station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	Insufficient evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	Site does have access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is In a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24090
District:	Mid Suffolk
Parish:	Wetherden
Site Address	Near Stowmarket Road, Wetherden, Mid Suffolk, Suffolk, England, IP14 3LD
Approx site area (ha):	1.1
Proposed Use:	Housing
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings .
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	A	Majority Grade 1 with small area to the north of the site Being Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets, Grade II listed building adjoining the site.
18. Flood Risk	R	Site covered by approximately 57.97% surface water, 14.9% flood zone 2 and 46.1% flood zone 3 flooding.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24215
District:	Mid Suffolk
Parish:	Wetherden
Site Address	Land East of Park Road, Wetherden
Approx site area (ha):	1.9
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	39

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	G	Grade 4
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station
RAG for Suitability	G	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	G
Comments	

SITE ID:	HE24223
District:	Mid Suffolk
Parish:	Wetherden
Site Address	Land South of Stowmarket Road
Approx site area (ha):	3.6
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	30

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield
9. Agricultural Land Class	G	Grade 4
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated grade II listed buildings
18. Flood Risk	G	0% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stowmarket secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Stowmarket train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24037
District:	Mid Suffolk
Parish:	Wetherden
Site Address	Wetherden Road Elmswell Bury St. Edmunds IP30 9UD
Approx site area (ha):	6.5
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	150

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is immediately adjacent significant built form.
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	PROW present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Grade 3 and partly Grade 4
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets. (Grade 2 listed building)
18. Flood Risk	G	0.6% covered.
19. Distance to Primary School	A	Site is within 401m and 800m of Elmswell primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Wetheringsett cum Brockford

SITE ID:	HE23689
District:	Mid Suffolk
Parish:	Wetheringsett cum Brockford
Site Address	Land West of The Cedars, Cedars Hill, Wetheringsett, Suffolk, IP14 5PD
Approx site area (ha):	0.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha- 0.68ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated and has no extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Site is partially or not at all located within the designations. Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	Green – No evidence of Coalescence

7. Developable area	G	Green – No known issues. PROW to north of site.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber – Wholly Grade 2.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	7.6% surface water 9.9% flood zone 2 2.3% flood zone 3
19. Distance to Primary School	A	Amber – Site is within 800m of Wetheringsett Church of England primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Red – Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately- agricultural land
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23765
District:	Mid Suffolk
Parish:	Wetheringsett cum Brockford
Site Address	Land to the east of Hockey Hill, Wetheringsett, Stowmarket, IP14 5PL
Approx site area (ha):	1.1028
Proposed Use:	Housing
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	0% FZ3
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	within settlement boundary
6. Coalescence	G	does not contribute to coalescence
7. Developable area	G	no known issues
8. Greenfield/Brownfield	A	85% greenfield, 15% brownfield
9. Agricultural Land Class	A	wholly grade 3

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Green – Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	lies within SSSI impact risk zone - You do not need to consult Natural England on the proposed development at this location.
16. Local Environmental Designations	G	– Site is not within these designations.
17. Heritage assets	G	no potential harm
18. Flood Risk	A	3.99% surface water flood
19. Distance to Primary School	A	lies within 401-800m of Wetheringsett C of E primary school
20. Distance to Secondary School	R	adjacent but outside the 5km buffer of Debenham HIgh School
21. Distance to GP surgery	A	within 5km Mendlesham Medical Group
22. Strategic Transport Corridor	G	within strategic transport corridor
23. Distance to train station	R	in excess of 5km from train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions. It was granted outline planning permission under reference DC/20/04921 (appeal reference 3292871), which remains extant. The site owners are preparing the Reserved Matters and fully intend for this site to commence in line wi
26. Site ownership	G	evidenced

RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	direct access to highway - unclassified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24111
District:	Mid Suffolk
Parish:	Wetheringsett cum Brockford
Site Address	Land west of Glynerick, Brockford Green, Stowmarket, IP14 5NN
Approx site area (ha):	0.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	approximately 1.99% covered by surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Debenham secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Mendlesham Medical Centre GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24123
District:	Mid Suffolk
Parish:	Wetheringsett cum Brockford
Site Address	Land west of Hockey Hill, Wetheringsett, Stowmarket, IP14 5PL
Approx site area (ha):	1.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grades 2 and 3

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site is wholly located within a designated Wetheringsett Neighbourhood Plan Polices viewpoints of significance.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	approximately 3.22% covered by surface water flooding.
19. Distance to Primary School	G	Site is within 400m of Wetheringsett primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Mendlesham Medical Centre GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided. No detailed title map.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24117
District:	Mid Suffolk
Parish:	Wetheringsett cum Brockford
Site Address	Land East of Cedars The Cedars, Cedars Hill, Brockford, Stowmarket, IP14 5PQ
Approx site area (ha):	1.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	16

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 2.

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining a designated Wetherignsett-cum-Brockford Neighbourhood Plan view point policy WCB9.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets, site is adjoining a conservation area and has adjacent Grade II listed buildings.
18. Flood Risk	G	0.01% of surface water flooding.
19. Distance to Primary School	G	Site is within 400m of Wetheringsett Church of England primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Mendlesham Medical Group GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24112
District:	Mid Suffolk
Parish:	Wetheringsett cum Brockford
Site Address	Land To The West Of The Street, Brockford Street, Suffolk IP14 5PA
Approx site area (ha):	1.9
Proposed Use:	Housing
Proposed dwellings (if applicable):	40

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Site has less than 50% flood risk
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Mendlesham Surgery GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24120
District:	Mid Suffolk
Parish:	Wetheringsett cum Brockford
Site Address	Land West of Hockey Hill, Wetheringsett, Stowmarket, IP14 5PL
Approx site area (ha):	2.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 3.

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets. Grade II listed buildings adjacent site.
18. Flood Risk	G	0.70% covered by surface water flooding.
19. Distance to Primary School	A	Site is within 401m and 800m of Wetheringsett primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school. Very small southern area of the site is within 801m-5km of Debenham Secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Mendlesham Surgery GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Weybread

SITE ID:	HE23228
District:	Mid Suffolk
Parish:	Weybread
Site Address	The Warrens & The Beeches, Watermill Lane, Weybread, Diss, IP21 5UD
Approx site area (ha):	0.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	6

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	G	Greenfield - 45% Brownfield -55%

9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	R	Site is partially or wholly located within a county wildlife site buffer and is adjoining and county wildlife site
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Archbishop Sancroft High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Fressingfield Medical Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use, but its current use does not require relocation, or the relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown.
28. Access to public highway	G	Site has direct access to highway - U Road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23163
District:	Mid Suffolk
Parish:	Weybread
Site Address	Land north of The Street Weybread IP21 5TN
Approx site area (ha):	1.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.2ha
2. Allocation or Permission	Potentially Suitable	1.2ha

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to significant built form.
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or a project area

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	site is not within any designations
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact upon nearby listed buildings
18. Flood Risk	A	1.3% Surface water Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a primary school
20. Distance to Secondary School	A	Site is 800m to 5km from Archbishop Sancroft High School
21. Distance to GP surgery	A	Site is within 800m to 5km of Fressingfield Medial Centre
22. Strategic Transport Corridor	A	Site is not within the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	no evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been carried out
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is in a mineral's consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23182
District:	Mid Suffolk
Parish:	Weybread
Site Address	Land South of The Street / West of Pear Tree Farm Weybread IP215TH
Approx site area (ha):	1.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	is allocated/has permission but the circumstances of the site require further assessment.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent to significant built form.
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm.
18. Flood Risk	R	Approximately 62.1% or more covered - surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Fressingfield Medical Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23164
District:	Mid Suffolk
Parish:	Weybread
Site Address	Paddock north of The Street / west of Orchard Farm Weybread IP21 5TL
Approx site area (ha):	1.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	1.6 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	site is within built form
6. Coalescence	G	no contribution to coalescence
7. Developable area	A	A public right of way runs through the edge of the site
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	No impact upon provision
13. National Landscapes and	G	Site is not within a national landscape or project area

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within any designations
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact upon nearby listed budlings
18. Flood Risk	A	4.6% Surface water Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a primary school
20. Distance to Secondary School	A	Site is within 800m to 5km of Archbishop sancroft school
21. Distance to GP surgery	A	Site is within 800m to 5km of Fressingfield medical centre
22. Strategic Transport Corridor	A	site is not within the transport corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	no unimplemented permissions
26. Site ownership	A	No evidence
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	A viability assessment has not been carried out
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a mineral consultation area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23156
District:	Mid Suffolk
Parish:	Weybread
Site Address	Field to west of One Eyed Lane / The Street Weybread
Approx site area (ha):	3.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Adjacent significant built form
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly within Grade 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	31.1% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Archbishop Sancroft High School
21. Distance to GP surgery	A	Within 5km of Fressingfield Medical Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Whitton

SITE ID:	HE23331
District:	Mid Suffolk
Parish:	Whitton
Site Address	Thurleston Lane, IP1 6TH
Approx site area (ha):	8.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	300

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated and does not has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is not at all located within the designations. Immediately adjacent to significant built form in Whitton (Ipswich).
6. Coalescence	G	No contribution to coalescence
7. Developable area	R	High pressure gas main present on site causing significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Partly Grade 3

10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	1% Surface Water Flooding.
19. Distance to Primary School	A	Site is within 401m and 800m of The Beeches Community primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Ormiston Endeavour Academy secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.

RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23525
District:	Mid Suffolk
Parish:	Whitton
Site Address	Land at Walnut Tree Farm Old Norwich Road Whitton Ipswich
Approx site area (ha):	17
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	400

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	R	High Pressure Gas Pipe Line Runs through middle of site as well as PROW and National Grid Towers
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Mostly within Grade 3 Agricultural Land and small part is classed as Urban.

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly located within Protected Habitats Zone of Influence and SSSI impact risk zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No Potential Harm
18. Flood Risk	A	1.8% Surface Water Coverage
19. Distance to Primary School	A	Site is within 401m and 800m of The Beeches Community Primary School
20. Distance to Secondary School	G	Within 800m of Ormiston Endeavour Academy
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Within 5km of Ipswich Train Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Wickham Skeith

SITE ID:	HE23759
District:	Mid Suffolk
Parish:	Wickham Skeith
Site Address	131 The Green, Wickham Skeith, Eye, IP23 8LX
Approx site area (ha):	0.1
Proposed Use:	Housing
Proposed dwellings (if applicable):	1

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	greater than 0.25hectares
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated/has extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	0% in FZ3
4. Designated land	Potentially Suitable	site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within significant built form
6. Coalescence	G	does not contribute to coalescence
7. Developable area	G	no known issues
8. Greenfield/Brownfield	A	greenfield - wholly residential curtilage
9. Agricultural Land Class	A	wholly grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	does not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within/adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	within SSSI impact risk zone. You do not need to consult Natural England on the proposed development at this location.
16. Local Environmental Designations	G	site is not located wholly or partially within any designations listed.
17. Heritage assets	A	wholly within wickham skeith con area
18. Flood Risk	G	no flood issues
19. Distance to Primary School	R	in excess of 801m from a primary school
20. Distance to Secondary School	R	In excess of 5km from secondary school
21. Distance to GP surgery	A	within 801-5km from mendlesham medical group
22. Strategic Transport Corridor	G	within strategic transport corridor
23. Distance to train station	R	in excess of 5km from train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	residential curtilage - could be developed immediately
25. Unimplemented planning permissions	G	form states previous permission (expired), but zero on planning history
26. Site ownership	A	Not evidenced - homeowner
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	marginal or unknown
28. Access to public highway	G	direct access onto unclassified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Wilby

SITE ID:	HE23806
District:	Mid Suffolk
Parish:	Wilby
Site Address	Land East of Stradbroke Road, Wilby, Suffolk, IP21 5LD
Approx site area (ha):	0.3
Proposed Use:	Housing
Proposed dwellings (if applicable):	9

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Wilby settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	G	There are no neighbouring use issues

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining Housing Allocation designation
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	approximately 1.12% covered surface water flooding
19. Distance to Primary School	G	Site is within 400m of Wilby Church of England Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Stradbroke High School
21. Distance to GP surgery	A	Site is within 800m – 5km of Stradbroke Surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	A	Site has indirect access to a classified road through another site which is also promoted for development.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Willisham

SITE ID:	HE23500
District:	Mid Suffolk
Parish:	Willisham
Site Address	Land North of Tye Lane, Willisham Tye iP8 4SR
Approx site area (ha):	0.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent significant built form
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 2 and 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within SSSI Impact Risk Zones Buffer
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets.
18. Flood Risk	A	3.0% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market Country Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham Market Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23502
District:	Mid Suffolk
Parish:	Willisham
Site Address	Land South of Tye Lane, Willisham Tye IP8 4SR
Approx site area (ha):	0.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 2 + 3 Agricultural Land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within SSSI Impact Risk Zones
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets
18. Flood Risk	A	5.0% Surface Water Coverage
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market Country Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham Market Train Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23501
District:	Mid Suffolk
Parish:	Willisham
Site Address	Land South of Barking Rd, Willisham Tye IP8 4SN
Approx site area (ha):	0.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	7

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Not in Flood 3
4. Designated land	Potentially Suitable	Site is not located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form
6. Coalescence	G	No Coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 3 Agricultural Land
10. Neighbouring uses	R	Wholly within Water Recycling Centre Zone
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is partially located within Protected Habitats Zone of Influence
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	G	0% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market Country Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Needham Market Rail Station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23042
District:	Mid Suffolk
Parish:	Willisham
Site Address	Land East of Barking Road, Willisham
Approx site area (ha):	1.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is 1.2ha
2. Allocation or Permission	Potentially Suitable	site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	not in flood zone 3
4. Designated land	Potentially Suitable	site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	site is not within settlement boundary or directly adjacent to built form
6. Coalescence	G	no contribution to coalescence
7. Developable area	G	No Known Issues
8. Greenfield/Brownfield	A	greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	A	A water recycling centre is near to the site
11. Formal recreation provision	G	site will not impact on provision
12. Environmental designations	G	site is not within a designation
13. National Landscapes and Special Character Areas	G	site is not within a national landscape

14. Designations/allocations in Development Plan	G	site is not within a designation
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	site is not within a designation
16. Local Environmental Designations	G	site is not within a designation
17. Heritage assets	A	There is a listed building next to the site
18. Flood Risk	A	2.21% surface Water flooding
19. Distance to Primary School	R	Site is in excess of 800m of a school
20. Distance to Secondary School	R	Site is in excess of 5km of a school
21. Distance to GP surgery	A	Sit is within 5km from Needham market Country practice
22. Strategic Transport Corridor	A	site is outside transport corridor
23. Distance to train station	A	site is 8oom to 5km from Needham market station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	no unimplemented permissions
26. Site ownership	A	no evidence submitted
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	site has direct access to road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	site not within a designation
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE24132
District:	Mid Suffolk
Parish:	Willisham
Site Address	Willisham Hall Farm Yard, Hall Road, Willisham,IP8 4SL
Approx site area (ha):	1.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the neighbouring use of Water Recycling Centre.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designated Sites of Special Scientific Interest and Protected Habitat Mitigation Zone.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	approximately 5.33% is covered surface flooding.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Needham Market train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided. No title deed.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24131
District:	Mid Suffolk
Parish:	Willisham
Site Address	Land opposite Willisham Hall, West of Barking Road, Willisham
Approx site area (ha):	1.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Part of the site has permission but the circumstances of the site require further assessment. DC/20/02426-outline

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	R	Not within settlement boundary or any significant built form.
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Wholly Grade 3.

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the neighbouring use, northwest area of the site is within a water recycling centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designation Sites of Special Scientific Interest and a Protected Habitat Protected Zone.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	approximately 3.37% covered by surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Needham Market GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Needham Market train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions DC/17/04311 -refused DC/18/02924-refused DC/24/01057 -refused
26. Site ownership	A	Incomplete evidence provided. No title map.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Wingfield

SITE ID:	HE24039
District:	Mid Suffolk
Parish:	Wingfield
Site Address	Land at Wingfield Vicarage Road Wingfield IP21 5RB
Approx site area (ha):	1.4833
Proposed Use:	Housing
Proposed dwellings (if applicable):	29

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.

8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Water Recycling Centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining any designations listed.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 3% covered in surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stradbroke secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Fressingfield Medical Centre and Stradbroke Surgery GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Winston

SITE ID:	HE23906
District:	Mid Suffolk
Parish:	Winston
Site Address	Land south of Ipswich Road, Winston (edge of Debenham)
Approx site area (ha):	7.6636
Proposed Use:	Housing
Proposed dwellings (if applicable):	159

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No Coalescence
7. Developable area	A	ukpn-33kv poles-towers and PROW present on site causing less than significant issue
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Within Grade 3 Agricultural Land

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Water Recycling Centre
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm
18. Flood Risk	A	2.95% Surface Water Coverage 1.5% Flood Zone 2 1.8% Flood Zone 3
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Debenham High School
21. Distance to GP surgery	G	Site is less than 800m of Debenham Group Practice
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No Evidence Provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Woolpit

SITE ID:	HE22988
District:	Mid Suffolk
Parish:	Woolpit
Site Address	Land North of Heath Road, Woolpit, IP30 9RU
Approx site area (ha):	0.9
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	immediately adjacent to settlement boundary and significant built form
6. Coalescence	G	Green – No contribution to coalescence.
7. Developable area	G	No known issues. PROW immediately adjacent to site boundary

8. Greenfield/Brownfield	A	Wholly greenfield
9. Agricultural Land Class	A	Wholly grade 3
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Amber – Site is adjoining a community facility (woolpit primary academy) and opposite to an area of local landscape sensitivity
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Within SSSI impact risk zone. NE need not be consulted.
16. Local Environmental Designations	G	Green – site is not located wholly or partially within any designations listed.
17. Heritage assets	G	Green – No potential harm
18. Flood Risk	G	Green – 0% covered.
19. Distance to Primary School	G	Green – Site is within 400m of Woolpit primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Green – Site is less than 800m of Woolpit GP.
22. Strategic Transport Corridor	G	Green – Site is within the Strategic Transport Corridor
23. Distance to train station	A	Amber – Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	G	

Availability

Criteria	Score	Comments
24. Current use	A	No contracted tenants. Currently a paddock. Site is occupied/in use but its current use does not require relocation
25. Unimplemented planning permissions	G	Green – No unimplemented permissions
26. Site ownership	A	Amber – Sole owner - incomplete evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	G	Green – Site has direct highways access onto Heath Road, classified unnumbered.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23441
District:	Mid Suffolk
Parish:	Woolpit
Site Address	Land South of Drinkstone Road, Woolpit
Approx site area (ha):	2.2
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate more than five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Grade 2 and 3.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site is within local landscape sensitivity and viewpoint over the site
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within the SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets.
18. Flood Risk	G	0% covered.
19. Distance to Primary School	A	Site is within 401m and 800m of woolpit primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of woolpit GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area and/or a Waste Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23414
District:	Mid Suffolk
Parish:	Woolpit
Site Address	Grassy Lane Farm, Warren Lane, Woolpit IP30 9RT
Approx site area (ha):	3.8
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	50

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site is allocated/has permission but the circumstances of the site require further assessment.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	50/50% split between brownfield and greenfield
9. Agricultural Land Class	A	Wholly within Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Approximately 13.8% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but its current use does not require relocation
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23026
District:	Mid Suffolk
Parish:	Woolpit
Site Address	Land south of Old Stowmarket Road, Woolpit.
Approx site area (ha):	20.7
Proposed Use:	Housing (C3), Supported and special needs housing, Mixed use
Proposed dwellings (if applicable):	150

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Woolpit settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	A	Some contribution which results in a reduction of green space between settlements (Woolpit and Woolpit Heath)
7. Developable area	A	PRoW present on site causing less than significant issue
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the historic land fill site - Heath Road
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	A	Site is adjoining housing allocation designation and adjacent to Local Landscape Sensitivity area
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	approximately 11.9% covered surface water flooding
19. Distance to Primary School	G	Site is within 400m of Woolpit Primary Academy
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Woolpit Health Centre
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site does has direct or indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23828
District:	Mid Suffolk
Parish:	Woolpit
Site Address	Coopers Field. Heath Road. Woolpit. IP30 9RJ
Approx site area (ha):	0.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	104

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	0.3539 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in Flood Zone 3
4. Designated land	Potentially Suitable	Site is not within any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	Site will not contribute to coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and Special Character Areas	G	Site is not within a national landscape or project areas

14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ boundary
16. Local Environmental Designations	A	Site is not within any designations
17. Heritage assets	G	Site will not impact upon any heritage assets
18. Flood Risk	A	3.43% Surface Water Flooding
19. Distance to Primary School	A	Site is within 400 to 800m of Woolpit Primary Academy
20. Distance to Secondary School	R	Site is in excess of 5km from a high school
21. Distance to GP surgery	G	Site is within 800m of Woolpit health centre
22. Strategic Transport Corridor	G	Site is within the transport corridor
23. Distance to train station	A	Site is within 800m to 5km of Elmswell station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Land is vacant or could be developed immediately
25. Unimplemented planning permissions	G	Site has no unimplemented permiisons
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	R	Site does not have access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a mineral consultation area
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23972
District:	Mid Suffolk
Parish:	Woolpit
Site Address	Heath Rd Woolpit Bury Saint Edmunds IP30 9QS
Approx site area (ha):	0.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	11

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	G	Within a significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	R	Would result in loss of existing green space.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site is wholly located within a green space.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located in a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	R	There is a strong possibility of harm to designated heritage asset. The site is wholly located within a conservation area.
18. Flood Risk	A	4.35% surface water covered
19. Distance to Primary School	A	Site is within 401m and 800m of Woolpit Primary Academy
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Woolpit Health Centre
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but the relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23954
District:	Mid Suffolk
Parish:	Woolpit
Site Address	Land West of Rattlesden Road, Woolpit Green
Approx site area (ha):	0.6
Proposed Use:	Housing
Proposed dwellings (if applicable):	12

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area’.

14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage asset (Grade 2 Listed Building).
18. Flood Risk	A	4.96% surface water covered
19. Distance to Primary School	A	Site is within 401m and 800m of Woolpit primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit Health Centre.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24096
District:	Mid Suffolk
Parish:	Woolpit
Site Address	Land North Black Bourn Avenue, Woolpit, IP30 9UT
Approx site area (ha):	13.9
Proposed Use:	Housing
Proposed dwellings (if applicable):	300

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	A	Wholly Grade 2 and 3.
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	approximately 2.75% covered by surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Woolpit GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Elmswell train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area.
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24007
District:	Mid Suffolk
Parish:	Woolpit
Site Address	Heath Rd Woolpit Bury Saint Edmunds IP30 9QS
Approx site area (ha):	4.8
Proposed Use:	Housing
Proposed dwellings (if applicable):	106

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Woolpit settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site mainly Grade 3 but also partially Grade 2
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	R	Site is wholly located within Local Landscape Sensitivity Area, adjoining to Green Space and adjacent to Housing Allocation area
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	R	There is a strong possibility of harm to Woolpit Conservation Area
18. Flood Risk	G	0.49% covered surface water flooding
19. Distance to Primary School	G	Site is within 400m of Woolpit primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Site is less than 800m of Woolpit Health Centre
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m - 5km of Elmswell train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Worlingworth

SITE ID:	HE23208
District:	Mid Suffolk
Parish:	Worlingworth
Site Address	Land south of Church Road Church Road Worlingworth
Approx site area (ha):	2.5
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	22

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence

7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the Water Recycling Centre
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Approximately Surface Water Flooding 4.3%, Flood Zone 2 0%, Flood Zone 3 0%
19. Distance to Primary School	A	Site is within 401m and 800m of Worlingworth Church of England Voluntary Controlled Primary School
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE24234
District:	Mid Suffolk
Parish:	Worlingworth
Site Address	Land to the rear of Shop Street, Worlingworth, Suffolk
Approx site area (ha):	0.5
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	3

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	A	Public right of way present on site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	G	There are no neighbouring use issues.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated grade II listed building
18. Flood Risk	A	2.08% surface water flooding and 3.5% flood zone 3
19. Distance to Primary School	G	Site is within 400m of Worlingworth primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Site is in excess of 5km of a GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	R	Site does not have direct or indirect highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	R	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23879
District:	Mid Suffolk
Parish:	Worlingworth
Site Address	Site South of Church Road Worlingworth Woodbridge Suffolk
Approx site area (ha):	1
Proposed Use:	Housing
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Grade 3

10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the neighbouring use. site is near to water recycling centre
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or ‘project area’.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated asset. Grade 2 listed building adjacent to the site. The Ivys
18. Flood Risk	A	6.7% surface water flood risk
19. Distance to Primary School	A	within 800m of Worlingworth Primary School
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school
21. Distance to GP surgery	R	Site is in excess of 5km of a gp surgery
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	no evidence
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	unknown
28. Access to public highway	G	site has direct highways access
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23941
District:	Mid Suffolk
Parish:	Worlingworth
Site Address	Church St Worlingworth Woodbridge IP13 7NU
Approx site area (ha):	1.5
Proposed Use:	Housing
Proposed dwellings (if applicable):	33

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	A	Grade 3.
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the water recycling centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets. (Grade 2 Listed Building).
18. Flood Risk	A	12.52% covered with surface water 0.2% Flood Zone 2 0.6% Flood Zone 3
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Stradbroke secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Stradbroke Surgery.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	G	Full evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to the highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23874
District:	Mid Suffolk
Parish:	Worlingworth
Site Address	Site East of Mil Farm Liveries Shop Street Worlingworth Woodbridge Suffolk
Approx site area (ha):	1.5
Proposed Use:	Housing, Commercial
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 1.5ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) or significant built form

6. Coalescence	G	No contribution to coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site.
9. Agricultural Land Class	A	Amber – Wholly Grade 3.
10. Neighbouring uses	G	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	5% surface water
19. Distance to Primary School	A	Amber – Site is within 800m of Worlingworth Church of England Voluntary Controlled Primary School.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Red – Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	Green – No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23877
District:	Mid Suffolk
Parish:	Worlingworth
Site Address	Barn Meadow Farm, Swan Road, Worlingworth, Woodbridge, IP13 7HZ
Approx site area (ha):	3.6
Proposed Use:	Housing, Commercial
Proposed dwellings (if applicable):	50

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 3ha.
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3- 33%.
4. Designated land	Potentially Suitable	Suitable – Site is partially or not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form

6. Coalescence	G	No contribution to coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	A	Amber – Greenfield site. Agricultural land.
9. Agricultural Land Class	A	Amber – Grade 3.
10. Neighbouring uses	R	Red – There is a strong possibility development would be significantly and negatively affected by the neighbouring Water Recycling Centre.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	15.9% Surface water flood risk 7.8% Flood Zone 2 25.5% Flood Zone 3
19. Distance to Primary School	G	Green – Site is within 400m of Worlingworth Church of England Voluntary Controlled primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	R	Red – Site is in excess of 5km of a GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately- it is agricultural land.
25. Unimplemented planning permissions	G	Green –No unimplemented permissions.
26. Site ownership	A	Amber – No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Amber – Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

Wortham

SITE ID:	HE23308
District:	Mid Suffolk
Parish:	Wortham
Site Address	Land north of Willow Corner Cottage, Church Road, Wortham, Suffolk
Approx site area (ha):	0.4
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	3

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is partially within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Wholly Grade 3

10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within Protected habitat mitigation zone and Sites of Special Scientific Interest area.
16. Local Environmental Designations	R	Site is wholly located within a designation. County wildlife sites 200m buffer zone.
17. Heritage assets	A	there is a possibility of harm to designated heritage assets. Grade II listed building adjacent site.
18. Flood Risk	G	0.1% covered by surface water flooding.
19. Distance to Primary School	A	Site is within 401m and 800m of Wortham primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Diss secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Botesdale Health Centre GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Diss train station. Southwest area of site os just outside of this zone.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	DC/22/02774 -refused
26. Site ownership	A	Incomplete evidence provided. No title map
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is wholly within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23402
District:	Mid Suffolk
Parish:	Wortham
Site Address	Land at Honey Pot Farm
Approx site area (ha):	2.7
Proposed Use:	Housing (C3)
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Wortham settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No evidence of Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	G	Partly brownfield / partly Greenfield site (no % split given)
9. Agricultural Land Class	A	Wholly Grade 3
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the water recycling area.
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed

13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within SSSI Impact risk zone and PHZ
16. Local Environmental Designations	R	Site is partially or wholly located within Wortham Long Green 200m wildlife buffer zone
17. Heritage assets	G	No potential harm
18. Flood Risk	A	Approximately 9.4% covered surface water coverage
19. Distance to Primary School	G	Site is within 400m of Wortham primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Diss High School.
21. Distance to GP surgery	A	Site is within 800m – 5km of Botesdale Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	A	Site is within 800m – 5km of Diss train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is has buildings on but its current use does not require relocation - former camp site
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24022
District:	Mid Suffolk
Parish:	Wortham
Site Address	Land to the west of Tall Trees, Long Green, Wortham, Diss, IP22 1PU
Approx site area (ha):	0.8329
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	20

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Wortham settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site (with empty buildings used for animals)
9. Agricultural Land Class	A	Partly Grade 4 and partly Grade 3
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Water Recycling Centre

11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within PHZ and SSSI impact risk zone
16. Local Environmental Designations	A	Site is partially adjoining a designation County Wildlife Site and wholly within County Wildlife Sites 200m buffer
17. Heritage assets	A	There is a possibility of harm to designated Grade II building adjacent
18. Flood Risk	G	0% covered
19. Distance to Primary School	G	Site is within 400m of Wortham primary school
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Botesdale Health Centre
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24098
District:	Mid Suffolk
Parish:	Wortham
Site Address	Land west of Church Road, Wortham
Approx site area (ha):	5.3
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	10

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Site is adjacent to existing built form or settlement boundary
6. Coalescence	G	No contribution to Coalescence.
7. Developable area	A	Uk Power network 33kv pole towers running through the west of the site causing less than significant issue.
8. Greenfield/Brownfield	A	Greenfield site.
9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	G	There are no neighbouring use issues.

11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly located within a designated Sites of Special Scientific Interest and a Protected Habitat Mitigation zone.
16. Local Environmental Designations	R	Site is partially located within a designated County Wildlife Site 200m buffer zone.
17. Heritage assets	A	There is a possibility of harm to designated or non-designated heritage assets, site is adjacent a Grade II listed building.
18. Flood Risk	A	approximately 3.88% covered by surface water flooding.
19. Distance to Primary School	A	Site is within 401m and 800m of Wortham primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Diss High secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Botesdale Health Centre GP
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	A	Site is within 800m – 5km of Diss train station. Central and western areas of site are outside of this zone.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions. DC/22/02774 -Refused
26. Site ownership	G	Full evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area .
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

Wyverstone

SITE ID:	HE23706
District:	Mid Suffolk
Parish:	Wyverstone
Site Address	Former Bacton Middle School, Bacton
Approx site area (ha):	4.3
Proposed Use:	Housing (C3), Mixed use
Proposed dwellings (if applicable):	50

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Potentially Suitable - Further assessment required – Site is above 0.25ha or has capacity to accommodate at least five dwellings- 4.26ha
2. Allocation or Permission	Potentially Suitable	Potentially Suitable - Further assessment required – Site has outline planning permission but the circumstances of the site require further assessment. RM application DC/23/05077 is pending decision: Submission of Details, Reserved Matters application for

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Suitable – Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Suitable – Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Amber – Immediately adjacent significant built form
6. Coalescence	G	Green – No contribution to Coalescence
7. Developable area	G	Green – No known issues.
8. Greenfield/Brownfield	G	Green – Wholly brownfield site. Former school.
9. Agricultural Land Class	A	Amber – Wholly Grade 3.
10. Neighbouring uses	A	Green – There are no neighbouring use issues.
11. Formal recreation provision	G	Green – Site would not impact on provision.
12. Environmental designations	G	Green – Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Green – Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Green – Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Green – Site is not within any designations.
16. Local Environmental Designations	G	Green – Site is not within any designations.
17. Heritage assets	G	Green – No potential harm.
18. Flood Risk	A	1.7% surface water flood risk
19. Distance to Primary School	A	Amber – Site is within 800m of Bacton primary school.
20. Distance to Secondary School	R	Red – Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	G	Green – Site is less than 800m of Manor Farm Surgery GP.
22. Strategic Transport Corridor	A	Amber – Site is outside of the Strategic Transport Corridor
23. Distance to train station	R	Red – Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Green – Site is vacant or could be developed immediately. The former premises have been demolished.
25. Unimplemented planning permissions	G	Green –No unimplemented permissions. RM application DC/23/05077 is pending decision.
26. Site ownership	A	Amber – No or incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Amber – Development is marginal or unknown.
28. Access to public highway	G	Green – Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Green – Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23821
District:	Mid Suffolk
Parish:	Wyverstone
Site Address	Land to the north of Badwell Road, Badwell Road, Wyverstone Street
Approx site area (ha):	2.1
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	33

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	2.1343 ha
2. Allocation or Permission	Potentially Suitable	Site is not allocated and has no permissions

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is not in flood zone 3
4. Designated land	Potentially Suitable	Site is not in any designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	adjacent to built form of village of Wyverstone Street
6. Coalescence	G	No contribution to coalescence
7. Developable area	A	A public right of way runs through the site
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Grade 3 land
10. Neighbouring uses	G	There are no neighbouring use issues
11. Formal recreation provision	G	No impact upon provision
12. Environmental designations	G	Site is not within any designations
13. National Landscapes and	G	Site is not within any designations

Special Character Areas		
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is within an IRZ boundary
16. Local Environmental Designations	G	Site is not within any designations
17. Heritage assets	A	Site may impact upon nearby listed buildings
18. Flood Risk	A	5.88% Surface Water Flooding
19. Distance to Primary School	R	Site is in excess of 800m from a school
20. Distance to Secondary School	R	Site is in excess of 5km from a school
21. Distance to GP surgery	A	Site is within 800m and 5km of manor farm surgery
22. Strategic Transport Corridor	A	Site is not within the transport corridor
23. Distance to train station	R	Site is in excess of 5km from a station
RAG for Suitability	R	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	Site has no unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Unknown
28. Access to public highway	G	Site has direct access to a classified road
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within any designations
RAG for Achievability	G	

Overall RAG Rating	R
Comments	Based only on the criteria used for assessment, this site has significant constraints that are likely to be challenging to overcome in the plan period. Please note this is a high level assessment and a red rating does not mean the site could not be delivered sustainably in the future if approriate mitigation measures were implemented.

SITE ID:	HE23833
District:	Mid Suffolk
Parish:	Wyverstone
Site Address	Land North of Rectory Road, Wyverstone
Approx site area (ha):	3.2
Proposed Use:	Housing, Green Infrastructure, Other - please specify
Proposed dwellings (if applicable):	50

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha and has capacity to accommodate more than five dwellings.
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission.

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to significant built form.
6. Coalescence	G	No contribution to coalescence.
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield site.

9. Agricultural Land Class	A	Wholly Grade 3.
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Wyverstone Water Recycling Centre.
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed.
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	Approximately 1% covered in surface water flooding.
19. Distance to Primary School	R	Site is in excess of 801m of a primary school.
20. Distance to Secondary School	R	Site is in excess of 5km of a secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Manor Farm Surgery GP.
22. Strategic Transport Corridor	A	Site is outside of the Strategic Transport Corridor.
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	Incomplete evidence provided.
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct highways access.
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

Yaxley

SITE ID:	HE23802
District:	Mid Suffolk
Parish:	Yaxley
Site Address	Timberhill, Hall Lane, Yaxley, Eye, IP23 8BY
Approx site area (ha):	0.8
Proposed Use:	Housing
Proposed dwellings (if applicable):	5

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Yaxley settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	G	Brownfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land

10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Water Recycling Centre
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	G	No potential harm.
18. Flood Risk	A	approximately 6.19% covered surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hartismere School
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye Health Centre
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	A	Site is occupied/in use but the relocation would not take a significant time to achieve.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided

RAG for Availability	A	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24224
District:	Mid Suffolk
Parish:	Yaxley
Site Address	Land off Old Ipswich Road, Yaxley, Eye, Suffolk Pt SK275318
Approx site area (ha):	1.2
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	15

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all or partially located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield

9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	R	There is a strong possibility development would be significantly and negatively affected by the water recycling centre
11. Formal recreation provision	G	Site would not impact on provision.
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated grade II and II* listed buildings
18. Flood Risk	A	3.63% surface water flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school
20. Distance to Secondary School	A	Site is within 801m and 5km of Hartismere secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye GP.
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately.
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	Incomplete evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE23987
District:	Mid Suffolk
Parish:	Yaxley
Site Address	Land west of Old Ipswich Road, Yaxley, Suffolk IP23 8BX
Approx site area (ha):	1.6
Proposed Use:	Housing, Green Infrastructure
Proposed dwellings (if applicable):	24

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site not at all located within the designations.

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to Yaxley settlement boundary (as defined by existing Local Plans or Neighbourhood Plans)
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues
8. Greenfield/Brownfield	A	Greenfield site
9. Agricultural Land Class	A	Site wholly within Grade 3 agricultural land
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Water Recycling Centre
11. Formal recreation provision	G	Site would not impact on provision

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is wholly within SSSI impact risk zone
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated Grade II listed heritage asset adjacent
18. Flood Risk	G	0% covered surface water area flooding
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hartismere School
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye Health Centre
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	G	Evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	G	Site is not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area
RAG for Achievability	G	

Overall RAG Rating	G
Comments	

SITE ID:	HE23944
District:	Mid Suffolk
Parish:	Yaxley
Site Address	Land adj to Flame House, Old Norwich Road, Yaxley, Eye, IP23 8BH
Approx site area (ha):	2.4
Proposed Use:	Housing
Proposed dwellings (if applicable):	25

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3.
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary
6. Coalescence	G	No contribution to Coalescence
7. Developable area	G	No known issues.
8. Greenfield/Brownfield	A	Greenfield Site.
9. Agricultural Land Class	A	Grade 3
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the water recycling centre.
11. Formal recreation provision	G	Site would not impact on provision.

12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'.
14. Designations/allocations in Development Plan	A	Site is adjoining a strategic employment zone.
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	A	Site is located within a SSSI Impact Risk Zone.
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed.
17. Heritage assets	A	There is a possibility of harm to designated heritage assets (Grade 2 Listed Building)
18. Flood Risk	G	0.85% covered
19. Distance to Primary School	R	Site is in excess of 801m of primary school.
20. Distance to Secondary School	A	Site is within 801m and 5km of Hartismere secondary school.
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye Health Centre
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station.
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions.
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown.
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	

SITE ID:	HE24187
District:	Mid Suffolk
Parish:	Yaxley
Site Address	Land to the west of Yaxley, Old Ipswich Road, Yaxley, Eye, IP23 8BZ
Approx site area (ha):	106.4
Proposed Use:	Housing, Commercial, Infrastructure, Green Infrastructure, Other - please specify
Proposed dwellings (if applicable):	1800

Site pre-assessment:

Criteria	Score	Comments
1. Size Criteria	Potentially Suitable	Site is above 0.25ha or has capacity to accommodate at least five dwellings
2. Allocation or Permission	Potentially Suitable	Site requires further assessment as it is not allocated or have an extant permission

Site assessment stage 1:

Criteria	Score	Comments
3. Flood Zone 3 Status	Potentially Suitable	Site is less than 75% within Flood Zone 3
4. Designated land	Potentially Suitable	Site is not at all located within the designations

Site Assessment stage 2:

Suitability

Criteria	Score	Comments
5. Existing built form	A	Immediately adjacent to a settlement boundary (as defined by existing Local Plans or Neighbourhood Plans) and significant built form
6. Coalescence	G	No contribution to Coalescence

7. Developable area	R	High Pressure Gas Pipeline and National Grid Towers present on site causing significant issue
8. Greenfield/Brownfield	A	Greenfield Site
9. Agricultural Land Class	A	Partly Grade 2 and 3
10. Neighbouring uses	A	There is a possibility development would result in some negative issues with the Water Recycling Centre
11. Formal recreation provision	G	Site would not impact on provision
12. Environmental designations	G	Site is not located within or adjoining any designations listed
13. National Landscapes and Special Character Areas	G	Site is not located within or adjoining national landscape or 'project area'
14. Designations/allocations in Development Plan	G	Site is not within any designations
15. Protected Habitats Zone of Influence and/or SSSI Impact Risk Zone	G	Site is not within these designations
16. Local Environmental Designations	G	Site is not located wholly or partially within any designations listed
17. Heritage assets	A	There is a possibility of harm to designated heritage assets
18. Flood Risk	A	Approximately Surface Water Flooding 4.53%, Flood Zone 2 1.2%, Flood Zone 3 0%
19. Distance to Primary School	A	Site is within 401m and 800m of Mellis Church of England Primary School
20. Distance to Secondary School	A	Site is within 801m and 5km of Hartismere School
21. Distance to GP surgery	A	Site is within 800m – 5km of Eye Health Centre
22. Strategic Transport Corridor	G	Site is within the Strategic Transport Corridor
23. Distance to train station	R	Site is in excess of 5km of a train station
RAG for Suitability	A	

Availability

Criteria	Score	Comments
24. Current use	G	Site is vacant or could be developed immediately
25. Unimplemented planning permissions	G	No unimplemented permissions
26. Site ownership	A	No evidence provided
RAG for Availability	G	

Achievability

Criteria	Score	Comments
27. Economic viability	A	Development is marginal or unknown
28. Access to public highway	G	Site has direct access to highway
29. Minerals Safeguarding Area and Minerals/Waste Consultation Areas	A	Site is within a Minerals Consultation Area
RAG for Achievability	A	

Overall RAG Rating	A
Comments	Due to the strategic nature of this site, we expect there is reasonable expectation that the constraints could be overcome. This site would be expected to deliver a signficant amount of infrastructure.