

BABERGH AND MID SUFFOLK JOINT LOCAL PLAN

Strategic Housing Land Availability Assessment
(SHLAA)

- DRAFT v2-



VERSION HISTORY:

20 October 2025: A small number of factual amendments have been made

September 2025

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Haughley	797
Hemingstone	815
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Executive Summary

- 1.1 The Councils are now producing a Joint Local Plan (JLP) Review for the Babergh and Mid Suffolk district areas. A key early part of this process is to undertake a call for sites and produce a broad estimate of land supply through a strategic land availability assessment. The Strategic Housing Land Availability Assessment (SHLAA) is a high level assessment which forms a key early part of the plan making process evidence base. **Please note SHLAA sites do not have any formal planning status and are produced as a reference only evidence base document for the Joint Local Plan. It is not a consultation document or a proposal of sites for development.**
- 1.2 There are a large volume of extant planning permissions across the two districts (circa. BDC: 4,300 and MSDC 6,700), which the Councils can have regard to when planning to meet the future housing requirements.
- 1.3 A call for sites took place Jan – Feb 2024. Around 600 sites have been identified for consideration in this SHLAA. All of the SHLAA sites can be viewed on the Councils online GIS system at:
<https://baberghmidsuffolk.opus4.co.uk/planning/localplan/maps/2025-bmsdc-shlaa#/center/52.2182,0.9012/zoom/10/baselayer/b:30/layers/annotations:0,o:13118,o:13119,o:13120>
- 1.4 A windfall rate of 50 dwellings per year and 70 dwellings per year has been identified for Babergh and Mid Suffolk areas respectively.
- 1.5 An assessment process has been carried out on the sites in a two stage process. Sites which do not pass the broad Stage 1 assessment criteria, will not be subject to further detail assessment. A total of 75 sites have been discounted at Stage 1, with over 500 sites then being further assessed.
- 1.6 A broad estimate by parish of total land supply for new capacity is set out in Table A and Table B below:

Table A – Babergh SHLAA sites broad land supply estimate by parish

BDC Parish	# sites	Estimated Proposed Dwellings Capacity
Acton	5	382
Aldham	1	18
Alpheton	1	9
Bentley	3	110
Bildeston	5	494
Boxford	16	479
Brantham	4	552
Bures St Mary	1	5
Capel St Mary	10	3,914
Chelmondiston	4	143
Chilton	3	300

BDC Parish	# sites	Estimated Proposed Dwellings Capacity
Copdock & Washbrook	13	1,190
East Bergholt	1	20
Edwardstone	1	18
Elmsett	5	169
Glemsford	5	393
Great Cornard	6	1,637
Great Waldingfield	3	130
Groton	2	23
Hadleigh	7	937
Hintlesham	7	1,618
Hitcham	5	135
Holbrook	6	277
Holton St Mary	3	40
Lavenham	4	446
Lawshall	1	5
Leavenheath	13	184
Lindsey	1	5
Lindsey Tye	1	15
Little Waldingfield	1	72
Long Melford	7	2,018
Monks Eleigh	3	41
Nayland with Wissington	3	92
Nedging with Naughton	5	38
Newton	5	391
Polstead	2	15
Raydon	2	130
Semer	1	10
Shimpling	3	20
Shotley	7	314
Sproughton	9	1,221
Stanstead	2	17
Stoke by Nayland	5	91
Stratford St Mary	1	10
Stutton	3	316
Sudbury	8	320
Tattingstone	1	13
WenhamMagna	1	10
Whatfield	4	152
Wherstead	1	10
Woolverstone	3	25
TOTAL	214	18,974

Table B – Mid Suffolk SHLAA sites broad land supply estimate by parish

MSDC Parish	# Sites	Estimated proposed dwelling capacity
Akenham	1	4,000
Ashbocking	1	15
Bacton	4	565
Badley	2	23
Badwell Ash	5	228
Barham	6	442432
Barking	3	278
Battisford	5	59
Baylham	2	39
Bedfield	2	46
Beyton	3	56
Bramford	7	965
Brome & Oakley	7	225
Claydon	5	465
Coddenham	1	10
Combs	3	414
Cotton	1	40
Creeting St Mary	8	312
Creeting St Peter	3	955
Crowfield	1	10
Debenham	5	551
Denham	1	186
Drinkstone	1	30
Earl Stonham	2	20
Elmswell	12	1,056
Eye	6	1,032
Finningham	6	590
Framsden	1	5
Fressingfield	5	83
Gislingham	4	670
Great Ashfield	3	95
Great Blakenham	3	152
Great Bricett	2	56
Great Finborough	6	335
Haughley	9	1,240
Hemingstone	2	37
Henley	3	135
Hoxne	9	798
Kenton	1	18
Laxfield	1	30
Little Finborough	1	20
Mellis	1	5

MSDC Parish	# Sites	Estimated proposed dwelling capacity
Mendham	4	55
Mendlesham	5	589
Metfield	2	35
Mickfield	1	20
Needham Market	4	1,410
Norton	9	315
Occold	2	35
Offton	1	13
Old Newton	1	10
Old Newton with Dagworth	7	210
Onehouse	5	1,178
Palgrave	6	112
Pettaugh	3	50
Rattlesden	3	59
Redgrave	2	60
Rickinghall Inferior	2	231
Rickinghall Superior	3	115
Ringshall	2	22
Stoke Ash	1	8
Stonham	1	5
Stonham Aspal	4	115
Stonham Parva	1	5
Stowmarket	3	486
Stowupland	12	1,124
Stradbroke	6	325
Thorndon	2	73
Thurston	17	2,700
Thwaite	6	304
Tostock	1	5
Walsham Le Willows	4	167
Wattisfield	1	50
Westhorpe	2	38
Wetherden	2	116
Wetheringsett	1	10
Weybread	5	91
Whitton	2	700
Wilby	1	12
Willisham	4	27
Woolpit	6	531
Worlingworth	1	22
Wortham	1	15
Wyverstone	1	50
Yaxley	2	35

MSDC Parish	# Sites	Estimated proposed dwelling capacity
TOTAL	302	27,814

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Introduction

- 2.1 A Strategic Housing Land Availability Assessment (SHLAA) is an essential part of producing a Local Plan. It's purpose is to identify what land is capable of being developed and to assess the constraints and opportunities of developing that land. The SHLAA process highlights issues which help inform future decisions regarding the allocation of land. **However, please note SHLAA sites do not have any formal planning status and are produced as a reference only evidence base document for the Joint Local Plan. It is not a consultation document or a proposal of sites for development.**
- 2.2 The Councils have reviewed and refined the SHLAA methodology to reflect updates to national policy, local priorities and take account of the latest best practice. This document sets out the methodology, including details of the Call for Sites.
- 2.3 The Councils declared in January 2025 that a Joint Local Plan Review (JLP Review) was to be prepared for the districts and a Local Development Scheme was published in March 2025 with an indicative timetable for the production of the JLP Review. Further information on the JLP Review can be found on the Council's websites at:

* <https://www.babergh.gov.uk/joint-local-plan>

* <https://www.midsuffolk.gov.uk/joint-local-plan>

Policy Context

- 2.4 The [National Planning Policy Framework \(NPPF\)](#) paragraph 72 sets out the requirement for local authorities to prepare a Strategic Housing Land Availability Assessment: "Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability".
- 2.5 The [Planning Practice Guidance \(PPG\)](#) for Housing and Economic Land Availability Assessments expands on this by clarifying that:

"An assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment is an important source of evidence to inform plan-making and decision-taking, and the identification of a 5-year supply of housing land....

... An assessment should:

- identify sites and broad locations with potential for development;*
- assess their development potential; and*
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability)."*

Methodology

3.1 The Councils' SHLAA methodology is to be prepared in accordance with the methodology set out in the PPG. This follows a five phase process, comprising:

- Phase 1 – Identification of sites and broad locations
- Phase 2 – Assessment of sites and broad locations
- Phase 3 – Windfall sites assessment
- Phase 4 – Review of assessment
- Phase 5 – Final evidence base.

Identifying sites and broad locations

Identifying the sites Geographical Area and type of sites

- 3.2 The first stage of the SHLAA is to determine the geographical area of the assessment. The PPG states this should be the plan making area. The geographical area of the assessment is the administrative area of Babergh District Council and Mid Suffolk District Council.
- 3.3 The scope of the sites for this assessment is residential development - primarily open market or affordable housing (C3 use class), supported and special needs housing, self-build and mixed use.

Site Thresholds

- 3.4 The PPG sets out that it may be appropriate to consider all sites capable of delivering 5 or more dwellings. The Councils will apply a minimum threshold of at least 5 dwellings or 0.25ha for sites to be potentially considered in the SHLAA assessment, and subsequently for possible allocation in the Joint Local Plan.
- 3.5 Site proposals below these thresholds are not precluded from coming forward via the planning application process and can be considered for their windfall potential. Small sites being promoted in this way, are recommended to go through the Councils' pre-application processes at [Pre-application advice - Babergh District Council](#) or [Pre-application advice - Mid Suffolk District Council](#).

Desktop Review

- 3.6 The PPG sets out that plan makers need to be proactive in identifying as wide a range of sites and broad locations for housing as possible and do not simply rely on sites that they have been informed about.

- 3.7 Below sets out the data sources that the Councils could use for the desktop identification of sites and broad locations.
- a) Existing housing allocations
 - b) Unimplemented planning permissions
 - c) Sites with a resolution to grant subject to a Section 106 agreement (“S106 sites”)
 - d) Land in the Councils’ ownership
- 3.8 The Councils have a significant number of sites with extant planning permission and the potential to deliver new housing in the JLP Review period. This amounts to an approximate number of identified dwellings as follows:

Table 01 Total district extant planning permissions – April 2024

District	Total extant planning permissions	Total extant planning permissions on commenced sites
Babergh	4,300	2,400
Mid Suffolk	6,700	4,400
TOTAL	11,000	6,800

(all figures are dwellings and have been rounded)

- 3.9 A full schedule of extant planning permissions as at April 2024 is set out in [Appendix 04](#).

Call for Sites

- 3.10 The Councils issued a [residential Call for Sites](#) to enable people to promote sites for consideration and assessment. In accordance with the PPG, this was aimed at as wide an audience as is practical so that those not normally involved in development have the opportunity to contribute.
- 3.11 A [residential Call for Sites](#) was launched on 5th January 2024 until 2nd February 2024. A total of 567 sites were received in the call for sites process. The Call for Sites has been advertised on the Council’s website and notifications sent to those on the Councils Joint Local Plan Database. This has been hosted on the Councils’ Consultation Portal where site promoters, developers, landowners and members of public are required to complete a site submission form process.
- 3.12 For transparency, the Councils have made basic details and maps for all the residential call for sites process available online – [BMSDC residential Call for Sites](#). **Please note SHLAA sites do not have any formal planning status and are produced as a reference only evidence base document for the Joint Local Plan. It is not a consultation document or a proposal of sites for development.**

Additional Sites

The Councils have identified 24 additional sites for consideration in the SHLAA process. These sites have been sourced by considering the draft proposed allocations which were included in the previous Submission version of the Joint Local

Plan. These sites did not go onto to be allocations in the adopted Joint Local Plan Part 1, however, the Councils consider that they may have some potential for development and have therefore been reviewed again for consideration in this SHLAA process. These previously proposed allocation sites have been rolled forward where i) no planning permission has been granted on the site at the time of assessment and ii) they have not already been submitted under the new call for sites process.

Assessment of sites and broad locations

Initial Survey

- 3.13 Managing the call for sites process through the Councils Consultation Portal enables officers to complete the more detailed site assessments in a more digital and efficient manner. However, not all of the information will be accessible to the public, due to the General Data Protection Regulations (GDPR) and commercial sensitivities.
- 3.14 The PPG sets out that an initial survey can be undertaken at this stage to establish up to date, high level information on each site in relation to character and key constraints. At this stage, the PPG also enables the identification of any sites which, when taking into account national policy and designations, it would not be appropriate to carry out the more detailed assessment as it is clear they will not be suitable for development. Sites will be assessed as 'suitable' or 'unsuitable' only for the purpose of identifying and labelling those sites appropriate of further consideration in the SHLAA process and this sifting tool has no formal planning status. Where sites are identified in the Stage 1 SHLAA assessment as 'unsuitable' under any criteria, clear reason(s) will be identified and the site will be excluded from further assessment in the remaining SHLAA process at this time.
- 3.15 A public consultation was carried on the draft SHLAA methodology for housing sites assessment between August and September 2024. A revised methodology (set out below) was then produced and site assessment was carried out over Winter 2024 and Spring 2025 using data sources available at the time.
- 3.16 The methodology for Stage 1 and Stage 2 SHLAA assessment is set out in [Appendix 01](#).
- 3.17 Sites which were rejected at Stage 1 (and the reasons) can be found in [Appendix 02](#).
- 3.18 The detailed site assessments of each site which passed Stage 1 assessment and went onto Stage 2 assessment is set out in [Appendix 03](#). You can also view all of the sites on a map via the Councils GIS system - <https://baberghmidsuffolk.opus4.co.uk/planning/localplan/maps/2025-bmsdc-shlaa#/center/52.2182,0.9012/zoom/10/baselayer/b:30/layers/annotations:0,o:13118,o:13119,o:13120>

Windfall assessment

3.19 The Councils have historically experienced a reliable supply of windfall sites (sites not allocated in the Local Plan or Neighbourhood Plans) coming forward and produce a detailed assessment as part of each Council's respective 5 year housing land supply process. The latest estimates are considered conservative, but identify the following windfall rates for the districts:

- Babergh – 50 dwellings per annum
- Mid Suffolk – 70 dwellings per annum

Review of assessment

Extant planning permissions

4.1 There are a significant amount of extant planning permissions across both districts which will likely come forward to delivery to supporting meeting the identified housing requirements. However, consideration will need to be given to the delivery status (commenced or uncommenced) when identifying the reliance upon them for plan making purposes. A full schedule of extant planning permissions as at April 2024 is set out in [Appendix 04](#).

Table 02 overall district extant planning permission estimates – April 2024.

District	Total outstanding dwellings with PP
Babergh	4,309
Mid Suffolk	6,658
TOTAL	10,967

Babergh

Table 03 Babergh extant planning permission estimates – April 2024.

Babergh Parish	Dwellings Not Started	Dwellings Commenced	Total Outstanding Dwellings
Acton	113	1	114
Aldham	7	3	10
Arwarton	1	1	2
Assington	3	4	7
Belstead	14	0	14
Bentley	16	10	26
Bildeston	50	0	50
Boxford	8	6	14
Boxted	2	0	2
Brantham	248	24	272
Brent Eleigh	12	3	15
Brettenham	6	4	10
Bures St Mary	10	1	11

Babergh Parish	Dwellings Not Started	Dwellings Commenced	Total Outstanding Dwellings
Burstall	0	1	1
Capel St Mary	47	2	49
Chelmondiston	28	4	32
Chelsworth	1	3	4
Chilton	24	19	43
Cockfield	25	18	43
Copdock & Washbrook	14	8	22
East Bergholt	227	3	230
Edwardstone	5	2	7
Elmsett	39	4	43
Freston	0	2	2
Glemsford	10	1	11
Great Cornard	20	41	61
Great Waldingfield	0	2	2
Groton	1	0	1
Hadleigh	293	67	360
Hartest	1	2	3
Hintlesham	18	8	26
Hitcham	2	4	6
Holbrook	27	3	30
Holton St Mary	1	0	1
Kersey	7	2	9
Kettlebaston	1	0	1
Lavenham	12	21	33
Lawshall	20	4	24
Layham	4	3	7
Leavenheath	2	2	4
Lindsey	2	3	5
Little Cornard	1	2	3
Little Waldingfield	1	1	2
Long Melford	87	11	98
Milden	2	1	3
Nayland-with-Wissington	5	0	5
Nedging-with-Naughton	1	5	6
Newton	8	6	14
Pinewood	19	1	20
Polstead	1	1	2
Raydon	17	12	29
Shelley	1	1	2
Shimpling	2	3	5
Shotley	285	4	289
Somerton	1	1	2
Sproughton	979	59	1,038

Babergh Parish	Dwellings Not Started	Dwellings Commenced	Total Outstanding Dwellings
Stanstead	0	1	1
Stoke-by-Nayland	0	1	1
Stutton	9	3	12
Sudbury	1,067	32	1,099
Tattingstone	3	2	5
Thorpe Morieux	11	4	15
Wattisham	0	1	1
Wenham Magna	1	1	2
Whatfield	5	0	5
Wherstead	17	1	18
Woolverstone	23	2	25
Total	3,867	442	4,309

Mid Suffolk

Table 04 Mid Suffolk extant planning permission estimates – April 2024.

Mid Suffolk Parish	Dwellings Not Started	Dwellings Commenced	Total Outstanding Dwellings
Akenham	5	0	5
Ashbocking	0	3	3
Ashfield cum Thorpe	0	1	1
Bacton	215	103	318
Badley	2	5	7
Badwell Ash	88	13	101
Barham	301	8	309
Barking	4	8	12
Battisford	12	8	20
Baylham	1	0	1
Bedfield	17	2	19
Bedingfield	2	1	3
Beyton	24	5	29
Botesdale	75	10	85
Bramford	262	34	296
Brundish	1	0	1
Buxhall	1	3	4
Claydon	79	3	82
Coddenham	2	1	3
Combs	5	14	19
Cotton	1	3	4
Creeting St Mary	42	56	98
Creeting St Peter	5	0	5

Mid Suffolk Parish	Dwellings Not Started	Dwellings Commenced	Total Outstanding Dwellings
Crowfield	5	0	5
Debenham	71	6	77
Drinkstone	4	3	7
Elmswell	237	72	309
Eye	158	17	175
Felsham	3	1	4
Finningham	14	3	17
Framsden	3	2	5
Fressingfield	32	6	38
Gedding	0	1	1
Gislingham	0	22	22
Gosbeck	2	2	4
Great Blakenham	7	0	7
Great Bricett	1	2	3
Great Finborough	3	4	7
Harleston	2	0	2
Haughley	26	9	35
Helmingham	0	1	1
Hemingstone	1	0	1
Henley	1	6	7
Hinderclay	11	5	16
Horham	14	1	15
Hoxne	3	10	13
Kenton	4	2	6
Laxfield	38	11	49
Little Blakenham	9	3	12
Mellis	20	2	22
Mendham	2	1	3
Mendlesham	40	30	70
Metfield	2	0	2
Mickfield	0	5	5
Monk Soham	1	0	1
Needham Market	186	21	207
Nettlestead	1	0	1
Norton	28	23	51
Offton	7	1	8
Old Newton with Dagworth	117	1	118
Onehouse	297	3	300
Palgrave	2	4	6
Rattlesden	19	1	20

Mid Suffolk Parish	Dwellings Not Started	Dwellings Commenced	Total Outstanding Dwellings
Redgrave	13	1	14
Rickinghall Inferior	0	3	3
Rickinghall Superior	42	3	45
Ringshall	2	0	2
Rishangles	2	1	3
Somersham	8	5	13
Southolt	1	1	2
Stoke Ash	1	1	2
Stonham Aspal	63	7	70
Stonham Earl	2	5	7
Stonham Parva	0	4	4
Stowlangtoft	2	0	2
Stowmarket	1,188	61	1,249
Stowupland	67	27	94
Stradbroke	38	9	47
Stuston	2	1	3
Thorndon	27	2	29
Thornham Magna	1	0	1
Thornham Parva	2	3	5
Thrandeston	1	1	2
Thurston	1,178	98	1,276
Tostock	0	1	1
Walsham le Willows	7	0	7
Wattisfield	4	6	10
Wetherden	4	5	9
Wetheringsett cum Brockford	5	6	11
Weybread	2	1	3
Whitton	103	2	105
Wickham Skeith	3	2	5
Wilby	1	0	1
Willisham	14	0	14
Wingfield	1	3	4
Winston	1	0	1
Woolpit	431	31	462
Worlingworth	34	3	37
Wortham	15	5	20
Wyverstone	5	3	8
Yaxley	9	1	10
Total	5,794	864	6,658

Call for sites SHLAA suitable sites supply

- 4.2 Site locations and estimated capacity of SHLAA sites which passed the Stage 1 assessment process are set out as follows.
- 4.3 Sites can be viewed on the Councils GIS system at -
<https://baberghmidsuffolk.opus4.co.uk/planning/localplan/maps/2025-bmsdc-shlaa#/center/52.2182,0.9012/zoom/10/baselayer/b:30/layers/annotations:0,o:13118,o:13119,o:13120>

Babergh

Table 05 Babergh SHLAA suitable sites.

BDC Parish	# sites	Estimated proposed dwellings capacity
Acton	4	82
Aldham	1	18
Alpheton	1	9
Bentley	3	110
Bildeston	5	494
Boxford	17	485
Brantham	4	552
Capel St Mary	10	2,704
Chelmondiston	4	143
Chilton	3	300
Copdock & Washbrook	13	1,190
East Bergholt	1	20
Edwardstone	1	18
Elmsett	5	169
Glemsford	5	393
Great Cornard	6	1,588
Great Waldingfield	3	130
Groton	2	23
Hadleigh	7	957
Hintlesham	7	1,618
Hitcham	5	135
Holbrook	6	277
Holton St Mary	3	40
Lavenham	5	746
Lawshall	1	5
Leavenheath	13	184
Lindsey Tye	1	15
Little Waldingfield	1	72
Long Melford	7	2,018
Monks Eleigh	3	41
Nayland with Wissington	3	92
Nedging with Naughton	5	38
Newton	5	391

BDC Parish	# sites	Estimated proposed dwellings capacity
Polstead	1	9
Raydon	2	130
Semer	1	10
Shimpling	3	20
Shotley	7	314
Sproughton	8	1,171
Stanstead	2	17
Stoke by Nayland	5	91
Stratford St Mary	1	10
Stutton	3	316
Sudbury	8	303
Tattingstone	1	13
WenhamMagna	1	10
Whatfield	4	152
Wherstead	1	10
Woolverstone	1	15
TOTAL	209	17,648

Mid Suffolk

Table 06 Mid Suffolk SHLAA suitable sites.

MSDC Parish	# sites	Estimated proposed dwellings capacity
Akenham	1	4,000
Ashbocking	1	15
Bacton	4	565
Badley	2	23
Badwell Ash	4	223
Barham	5	422
Barking	3	278
Battisford	5	59
Baylham	2	39
Bedfield	2	46
Beyton	3	56
Bramford	6	951
Brome & Oakley	5	52
Claydon	4	390
Combs	3	414
Cotton	1	40
Creting St Mary	8	312
Creting St Peter	3	955
Crowfield	1	10
Debenham	5	551

MSDC Parish	# sites	Estimated proposed dwellings capacity
Denham	1	186
Drinkstone	1	30
Earl Stonham	2	20
Elmswell	12	1,056
Eye	7	1,290
Finningham	6	590
Framsden	1	5
Fressingfield	5	83
Gislingham	4	670
Great Ashfield	3	95
Great Blakenham	3	152
Great Bricett	1	5
Great Finborough	6	335
Haughley	9	1,240
Hemingstone	2	37
Henley	3	135
Hoxne	9	798
Kenton	1	18
Laxfield	1	30
Little Finborough	1	20
Mendham	4	55
Mendlesham	5	589
Metfield	1	10
Mickfield	1	20
Needham Market	4	1,410
Norton	9	312
Occold	2	35
Offton	1	13
Old Newton with Dagworth	7	210
Onehouse	5	1,178
Palgrave	6	112
Pettaugh	2	40
Rattlesden	3	59
Redgrave	2	60
Rickinghall Inferior	2	231
Rickinghall Superior	3	115
Ringshall	2	22
Stonham	1	5
Stonham Aspal	4	115
Stowmarket	3	486
Stowupland	12	1,124
Stradbroke	6	325

MSDC Parish	# sites	Estimated proposed dwellings capacity
Thorndon	2	73
Thurston	14	2,375
Thwaite	6	304
Walsham Le Willows	4	167
Wattisfield	1	50
Westhorpe	2	38
Wetherden	2	116
Weybread	5	91
Whitton	2	700
Wilby	1	12
Willisham	4	27
Woolpit	6	531
Worlingworth	1	22
Wortham	1	15
Yaxley	1	20
TOTAL	283	27,263

Additional sites

- 4.4 Additional sites the local planning authority has identified for further assessment is set out as follows:
- 4.5 Sites can be viewed on the Councils GIS system at - <https://baberghmidsuffolk.opus4.co.uk/planning/localplan/maps/2025-bmsdc-shlaa#/center/52.2182,0.9012/zoom/10/baselayer/b:30/layers/annotations:0,o:13118,o:13119,o:13120>

Table 07 local planning authority identified additional supply sites

Parish	# sites	Estimated proposed dwellings capacity
Bacton	1	50
Badwell Ash	1	5
Barham	1	20
Bramford	1	14
Brome & Oakley	1	5
Bures St Mary	1	5
Claydon	1	75
Great Bricett	1	51
Lindsey	1	5
Mellis	1	5
Metfield	1	25

Parish	# sites	Estimated proposed dwellings capacity
Old Newton	1	10
Pettaugh	1	10
Sproughton	1	50
Stoke Ash	1	8
Stonham Parva	1	5
Thurston	3	325
Tostock	1	5
Wetheringsett	1	10
Woolverstone	2	10
Yaxley	1	15
TOTAL	24	708

Site supply timescale estimates

- 4.6 For this assessment, the Councils have taken a provisional broad overview of total SHLAA capacity delivery timescales which will be refined as the plan making process evolves. The following scoring for site assessments has been used to provisionally identify those sites where timescales would be available in the 6-15+ year timescale range.

Q.26 (Existing uses impact) – R or A

Q.27 (Planning delivery history) - A

Q.28 (Evidence of ownership and agreements) - R or A

Q.31 (Relationship to Waste & Minerals Plan designations) - R

- 4.7 All other sites will be provisionally considered to be available within the 0-5 year period. A summary of timescale delivery potential is therefore as follows.

Table 08 delivery estimates of SHLAA sites

District	Timescale 0-5 years	Timescale 6-15+ years	Total
BDC	6,812	10,952	17,764
MSDC	5,995	21,819	27,814
TOTAL	12,807	32,771	45,578

Further information

For any further information, please contact the Planning Policy team on: localplan@baberghmidsuffolk.gov.uk or 0300 1234 000.

If you wish to be notified of any future updates to the Joint Local Plan Review, please register your email address for our [JLP mailing list](#).

AI statement – Artificial Intelligence (AI) has been used in this document to automate the structure of the settlement headings and contents links in some Appendices.

DRAFT

Appendix 01 – SHLAA methodology and data sources

Stage 1 assessment

#	Assessment Criterion	Explanation	Assessment
1.	Is the site for fewer than 5 dwellings or less than 0.25ha.?	Site thresholds not met.	Unsuitable – site is below 0.25ha or does not have capacity to accommodate at least five dwellings. Suitable – site is above 0.25ha or has capacity to accommodate more than five dwellings.
2.	Does the site have extant planning permission? Has development commenced? Was development still under way at the date of the most recent Housing Land Supply Assessment?	If the site has extant planning permission and development has commenced, and the site continues to be 'Under Construction' ('U/C') as recorded in the most recent Housing Land Supply Assessment, there is an expectation that the site will be built out and no further development potential. If a site has extant planning permission but that has not been implemented, the site will not be ruled out at this stage. If a site has an implemented extant planning permission but was not actively under construction in the most recent Housing Land Supply Assessment (which is usually annual) and is not fully built out, the site will not be ruled out because it may have potential for alternative development.	Unsuitable – site has extant planning permission, has commenced development, and continues to be under construction. Suitable – site does not have an extant planning permission or site has extant planning permission but development has not commenced or site has an extant implemented planning permission but is not actively under construction (and not completed).
3.	Is the site already allocated for residential development in the Babergh or Mid Suffolk Development Plan or a Neighbourhood Plan, with extant planning	If the site is allocated and there is evidence to suggest it is going to be delivered in the near future i.e., pre application discussions with Local	Unsuitable – site is allocated in the Development Plan and has extant planning permission or site is allocated in the

#	Assessment Criterion	Explanation	Assessment
	permission or is it allocated with a strong likelihood of planning application being submitted within 20 years?	Planning Authority, Planning Performance Agreement (PPA) in place, Masterplan being progressed or adopted or information provided by the developer/landowner there is no requirement to assess the site for its deliverability as the principle of development has already been established. The Joint Local Plan period is expected to be 20 years.	Development Plan and there is a strong likelihood a planning application will be submitted within 20 years. Suitable – site is not allocated in the Development Plan and does not have an extant planning permission or site is allocated in the Development and does not have a strong likelihood of a planning application being submitted within 20 years. Or site is allocated in the Development Plan for residential and has potential for net additional development.
4.	What is the site ownership situation?	Assessing a site's availability is a key component of its overall deliverability. Information regarding any issues with ownership of the land are important to this assessment.	Unsuitable – ownership not known or uncertain. Suitable – ownership identified.
5.	Is 75% or more of the site located within flood zone 3?	Sites will be excluded for development if 75% or greater of the site is in Flood Zone 3. The NPPF is clear that development should be directed away from areas at the highest risk of flooding.	Unsuitable – site is 75% or more in Flood Zone 3. Suitable – site is less than 75% within Flood Zone 3.
6.	Is the site wholly located within any of the following designations? Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC) Special Protection Area (SPA) Scheduled Ancient Monument (SAM) Ancient Woodlands RAMSAR	Sites wholly located within a designation will be excluded. The NPPF contains many commitments to protecting sites nationally or internationally designated for their biological, geological, archaeological importance.	Unsuitable – site is wholly located within the designation. Suitable – site is partially or not at all located within the designation.

Stage 2 assessment

Section A: Constraints

#	Assessment Criterion	Explanation	Assessment
Physical constraints			
7.	Location of site to built* or commenced development.	New development well related to existing development can assist to provide better context and identity of settlements. This can usually lead to better sustainability outcomes through easier accessibility to sustainable transport methods, facilities and reducing the need to travel. Infrastructure provision can be more effective and limit impacts upon countryside areas. * For this assessment, built form will exclude existing and historic farmsteads.	Red – no sides of the site adjoin to built form or commenced planning permission Amber – 1 or 2 sides of the site adjoin to built form or commenced planning permission Green – 3 or more sides of the site adjoin to built form or commenced planning permission.
8.	Would development of the site lead to coalescence between settlements?	Protecting the individual identity of settlements is considered an important principle of planning and remains an important issue locally for settlements that are in close proximity to each other.	Red – significant contribution to coalescence. Amber – some contribution which results in a reduction of green space between settlements. Green – no contribution to coalescence.
9.	Is there any evidence that it would not be possible to deliver the necessary utilities (wastewater /sewerage supply, gas supply, electricity supply, broadband and digital communications) when needed?	Utility provision is a key component of development viability. The Call for Sites proforma requests specific information on utility provision in order to gain a general understanding of provision in the locality.	Red – significant issues with utility provision which are likely to affect the site's deliverability. Amber – some issues with utility provision. Green – no known issues with utility provision.

#	Assessment Criterion	Explanation	Assessment
10.	Are there any issues that could prevent/limit the developable area of the site? e.g. Public Rights of Way (PRoW), pylons, major pipelines, ground instability and/or contamination.	The presence of site-specific issues can significantly affect deliverability through the impact of achievability and availability. Identifying site-specific issues early ensure sites are not allocated which are not capable of being delivered within reasonable timescales.	Red – significant site-specific issues which are likely to affect the site's deliverability. Amber – less than significant site-specific issues identified. Green – no known site-specific issues.
11.	Is the site brownfield or greenfield?	The inclusion of this criterion reflects the NPPF's preference for utilising previously developed land (brownfield land) over greenfield land.	Red – n/a. Amber – greenfield site. Green – wholly or partially brownfield site.
12.	What is the agricultural land classification?	The NPPF states that Local Planning Authorities should take into account the economic and other benefits of the best and most versatile agricultural land. The most obvious way of doing this is to identify the quality of agricultural land on potential development sites through the assessment. # For this assessment, Grade 3 land will be assumed to include land in Grade 3a. However, not all Grade 3 land will be the best and most versatile agricultural land. The consideration of detailed land value quality (eg. distinctions between Grade 3a and 3b) will be at a later stage in the site selection process.	Red – n/a. Amber – wholly or partly Grades 1, 2 and/or 3#. Green – Grade 4 or Urban.
13.	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative	The NPPF requires plan makers to achieve high quality design and good standards of amenity for occupants. Ensuring sensitive uses such as housing, are not located	Red – there is a strong possibility development would be significantly affected by neighbouring use issues.

#	Assessment Criterion	Explanation	Assessment
	impact on, neighbouring areas?	in close proximity to other uses which may compromise the health and wellbeing of occupants is fundamental to achieving these objectives.	Amber – there is a possibility development would result in some neighbouring use issues. Green – there are no neighbouring use issues.
14.	Impact upon a formal recreational provision? (e.g. sports pitch, play area, allotments, parks,).	Recreation areas are of public value and provide important opportunities to improve health and well-being. Sites will normally only be suitable if the recreational provision is surplus to requirements, or can be replaced by a better or equivalent provision of size and quality.	Red – would result in loss of provision and no identified surplus provision in locality. Amber – would result in loss of provision, but surplus provision in locality. Green – site would not impact on provision.
Natural and Historic Environmental Constraints			
15.	Is the site partially located within/adjoining any of the following designations? • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) • Ancient Woodlands • RAMSAR	The NPPF contains many commitments to protecting sites nationally or internationally designated for their landscape, biological, geological importance.	Red – site is partially or wholly located within a designation. Amber – site is adjoining a designation. Green – site is not located within or adjoining any designations listed.
16.	Is the site partially located within/adjoining the designations of National Landscape (formerly Area of Outstanding Natural Beauty (AONB)	The NPPF provides the highest degree of landscape protection of national landscapes. It identifies that major development should only be located there in exceptional circumstances and if it is in the public interest.	Red – site is partially or wholly located within a designation. Amber – site is adjoining a designation or within a national landscape 'project area'. Green – site is not located within/adjoining a designation or within a national landscape 'project area'.
17.	Is the site part of any designations within a made Neighbourhood Plan?	Planning law requires that applications for planning permission be determined in accordance with the development plan, (which includes neighbourhood plans that have been	Red – site is partially or wholly located within a designation. Amber – site is adjoining a designation.

#	Assessment Criterion	Explanation	Assessment
		brought into force), unless material considerations indicate otherwise. It is appropriate that the similar weight is provided to neighbourhood plans in considering future allocations.	Green – site is not within any designations.
18.	Is the site located within the Protected Habitats Zone of Influence and/or SSSI impact risk zones?	A number of internationally protected habitat sites are located within or close proximity to the Plan area. These sites are protected under the provisions of Wildlife and Countryside Act 1981 and Natural Environment and Rural Communities Act 2006. National policy identifies that development should initially consider whether avoidance of these sensitive areas is practical. In circumstances where this is not possible, appropriate mitigation should be provided. Habitats Regulation Assessments should be carried out to identify the scope of impacts and appropriately consider actions required.	Red – n/a. Amber – site is partially or wholly located within a designation Green – site is not within this designation.
19.	Is the site located within any of the following local designations? • Local Wildlife Site (LoWS) • Local Nature Reserve (LNR)	The NPPF encourages the protection and enhancement of sites of biodiversity and geological value.	Red – site is wholly or partially within a designation. Amber – site is wholly or partially adjoining a designation. Green – site is not located wholly or partially within any designations listed.
20.	Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2 Grade 2* Listed Building, Scheduled Monument, (SAM) Registered Parks and Gardens, Conservation Areas, adopted Neighbourhood	The NPPF states that Local Planning Authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.	Red – there is a strong possibility of harm to a known/ designated heritage asset. Amber – there is a possibility of harm to designated or non-designated heritage assets.

#	Assessment Criterion	Explanation	Assessment
	Plan identified Locally Listed Heritage Asset, archaeological assets.		Green – no potential harm.
21.	What extent of the site is covered by flooding from surface water and/or flood zones 2/3?	The NPPF is clear that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, subject to any site specific flood risk assessment.	Red – approximately 50% or more covered Amber – approximately 1% - 49% covered Green – 0% covered
<u>Access to Key Services</u>			
22.	Distance to primary schools	NPPF states that all plans should promote a sustainable pattern of development. Limiting the need to travel and offering a genuine choice of transport modes can help to reduce congestion and emissions and improve air quality and public health. Distances for assessment are 'as the crow flies' and have been identified with regard to the Sustainability Appraisal Scoping Report – Aug 2024 (App A) and the Institute of Highways and Transportation.	Red – site is in excess of 801m of a primary school. Amber – site is within 401 and 800m of a primary school. Green – site is within 400m of a primary school.
23.	Distance to secondary school	NPPF states that all plans should promote a sustainable pattern of development. Limiting the need to travel and offering a genuine choice of transport modes can help to reduce congestion and emissions and improve air quality and public health. Distances for assessment are 'as the crow flies' and have been identified with regard to the Sustainability Appraisal Scoping Report – Aug 2024 (App A) and the Institute of Highways and Transportation.	Red – site is in excess of 5km of a secondary school. Amber – site is within 800m – 5km of a secondary school. Green – site is less than 800m of a secondary school.

#	Assessment Criterion	Explanation	Assessment
24.	Distance to GP health facility	NPPF states that all plans should promote a sustainable pattern of development. Limiting the need to travel and offering a genuine choice of transport modes can help to reduce congestion and emissions and improve air quality and public health. Distances for assessment are ‘as the crow flies’ and have been identified with regard to the Sustainability Appraisal Scoping Report – Aug 2024 (App A) and the Institute of Highways and Transportation.	Red – site is in excess of 5km of a GP. Amber – site is within 800m – 5km of a GP. Green – site is less than 800m of a GP.
25.	Relationship to strategic transport corridor (as defined in the adopted JLP Part 1)	NPPF states that all plans should promote a sustainable pattern of development. Limiting the need to travel and offering a genuine choice of sustainable transport modes can help to reduce congestion and emissions and improve air quality and public health.	Red – n/a. Amber – outside of strategic transport corridor. Green – wholly or partially within strategic transport corridor.

Section B: Availability

A site is considered to be available for development when, on the best information available, there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available. The availability of a site could be adversely affected if it is in multiple ownership and the intentions of all interested parties are not known.

Availability			
#	Assessment Criterion	Explanation	Assessment
26.	Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent	Information regarding a site’s current use is important in determining availability and the timescale of it being	Red – site is occupied/in use and there are likely to be significant delays to relocating its current use and/or potential policy conflict.

#	Assessment Criterion	Explanation	Assessment
	development on the site from coming forward?	available to be developed.	Amber – site is occupied/in use but its current use does not require relocation. Green – site is vacant or its current use can cease within 5 years.
27.	Does the site have a history of unimplemented permissions?		Red – three or more expired permissions. Amber – up to two expired permissions in the last 10 years. Green – no unimplemented permissions.
28.	Is the site ownership and/or cooperation evidenced clearly with official documentation?	Evidence of ownership and cooperation would include Land Registry Title Deeds and Title Plans, land options and development agreements with relevant land parties.	Red – no evidence provided. Amber – incomplete evidence provided. Green – full evidence provided.

Section C: Achievability (inc. viability)

A site is considered achievable if there is a reasonable prospect that the particular type of development will be developed on the site at a particular time and whether it is financially viable to do so. For example, a site could be both suitable and available, but the level of financial mitigation required to make it acceptable could result in the site being considered unviable.

Achievability

#	Assessment Criterion	Explanation	Assessment
29.	Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability?	Economic viability is a key component of a site's deliverability as defined in the NPPF. Establishing the viability of development sites ensures that decisions on future allocations take into account any abnormal costs which may affect development outcomes.	Red – development is likely unviable. Amber – development is marginal or unknown. Green – development is likely viable.

#	Assessment Criterion	Explanation	Assessment
30.	Can the site be accessed by vehicle from the public highway? Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	Highways access both for resident vehicles and service vehicles (as well as emergency vehicles) to a road designated as class A, B, C or U. Relying on another piece of land to come forward (e.g. ransom strips) can prevent development from coming forward or render development unviable. Establishing the presence of ransom strips through the assessment process provides the Council with reasonable assumptions about a site's achievability.	Red – site does not have direct or indirect highways access. Site is not adjacent to a classified road. Amber – site has indirect access to a classified road through another site which is also promoted for development. Green – site has direct highways access. Site is adjacent to a classified road.
31.	Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area?	Land may be protected for a number of different uses irrespective of the land ownership. For example, the land may be safeguarded because of its value as a minerals extraction site. Where a promoted site lies within a Minerals Safeguarding Area, SCC will be consulted to confirm whether a Minerals Resource Assessment is required (this applies where the area of a site within a Minerals Safeguarding Area is 5ha or over – this includes contiguous parcels i.e. cant split Site into 4a, 4b, 4c, 4d etc. to negate the threshold) Where a promoted site lies within a Minerals and/or Waste Consultation Area, a Minerals and/or Waste Infrastructure Impact Assessment is required.	Red – site is wholly within a Minerals Safeguarding Area. Mineral could be sterilised as a result of the non-mineral proposal. Amber – site is within a Minerals Consultation Area and/or a Waste Consultation Area. Green – not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
32.	Is the land currently protected for an	Land may be protected for a number of different	Red – all or part of site is protected for an alternative

#	Assessment Criterion	Explanation	Assessment
	alternative use within the adopted Joint Local Plan Part 1?	uses irrespective of the land ownership.	use and there is no evidence to suggest that the site should be released for an alternative use. Amber – all or part of site is protected for an alternative use but there is evidence to suggest that the site could or should be released for an alternative use. Green – site is not protected for any alternative use.

Data Sources:

Criteria Number	Assessment Criterion	Data Source
1	Is the site for fewer than 5 dwellings or less than 0.25ha.?	Site submission
2	Does the site have extant planning permission? Has development commenced? Was development still under way at the date of the most recent Housing Land Supply Assessment?	BMSDC Planning Permissions BMSDC 5HLS Reports
3	Is the site already allocated for residential development in the Babergh or Mid Suffolk Development Plan or a Neighbourhood Plan, with extant planning permission or is it allocated with a strong likelihood of planning application being submitted within 20 years?	BMSDC Development Plan and BMSDC Planning Permissions and Pre-Applications
4	What is the site ownership situation?	Site submission
5	Is 75% or more of the site located within flood zone 3?	Environment Agency Flood Zone 3
6	Is the site wholly located within any of the following designations? • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) • Scheduled Ancient Monument (SAM) • Ancient Woodlands • RAMSAR	SSSI Natural England SAC Natural England SPA Natural England SAM Historic England Ancient Woodlands Natural England Ramsar Natural England
7	Location of site to built or commenced development.	BMSDC Planning Permissions OS Maps
8	Would development of the site lead to coalescence between settlements?	OS Maps
9	Is there any evidence that it would not be possible to deliver the necessary utilities (wastewater /sewerage supply, gas supply, electricity supply, broadband and digital communications) when needed?	Site Submission
10	Are there any issues that could prevent/limit the developable area of the site? e.g. Public Rights of Way (PRoW), pylons, major pipelines, ground instability and/or contamination.	UK Power Network National Grid National Gas BMSDC Contaminated Land Registers
11	Is the site brownfield or greenfield?	Site Submission OS Maps
12	What is the agricultural land classification?	Natural England Agricultural Land Classification
13	Impact of neighbouring uses (e.g. noise, smell, amenity) – would development be likely to be negatively impacted by, or cause negative impact on, neighbouring areas?	OS Maps Suffolk Waste and Minerals Plan
14	Impact upon a formal recreational provision? (e.g. sports pitch, play area, allotments, parks,).	Site Submission and designations in adopted BMSDC Policies Map

Criteria Number	Assessment Criterion	Data Source
15	Is the site partially located within/adjoining any of the following designations? • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) • Ancient Woodlands • RAMSAR	SSSI Natural England SAC Natural England SPA Natural England Ancient Woodlands Natural England Ramsar Natural England
16	Is the site partially located within/adjoining the designations of National Landscape (formerly Area of Outstanding Natural Beauty (AONB)	National Landscape Natural England
17	Is the site part of any designations within a made Neighbourhood Plan?	BMSDC Policies Map Neighbourhood Plans
18	Is the site located within the Protected Habitats Zone of Influence and/or SSSI impact risk zones?	Natural England BMSDC Policies Map
19	Is the site located within any of the following local designations? • Local Wildlife Site (LoWS) • Local Nature Reserve (LNR)	Suffolk Biodiversity Information Services
20	Would development of the site be likely to cause harm to any archaeological or heritage assets or their setting? Grade 1, Grade 2 Grade 2* Listed Building, Scheduled Monument, (SAM) Registered Parks and Gardens, Conservation Areas, adopted Neighbourhood Plan identified Locally Listed Heritage Asset, archaeological assets.	Historic England Listed Buildings BMSDC Policies Map Neighbourhood Plans SCC Policies Map
21	What extent of the site is covered by flooding from surface water and/or flood zones 2/3?	Environment Agency Flood Zone 2 and 3
22	Distance to primary schools	SCC Primary School Data
23	Distance to secondary school	SCC Secondary School Data
24	Distance to GP health facility	NHS GP Data
25	Relationship to strategic transport corridor (as defined in the adopted JLP Part 1)	OS National Roads + Buffer Network Rail Railway Lines + Buffer
26	Is the site currently in use and is it likely to continue to be used for the foreseeable future / would that use prevent development on the site from coming forward?	Site Submission
27	Does the site have a history of unimplemented permissions?	BMSDC Planning Permissions
28	Is the site ownership and/or cooperation evidenced clearly with official documentation?	Site Submission
29	Is development of the site in line with existing policies requiring a contribution, i.e., affordable housing, is development of the site economically viable? Are there any factors which could limit its viability?	Site Submission

Criteria Number	Assessment Criterion	Data Source
30	Can the site be accessed by vehicle from the public highway? Does the development of, or access to, the site rely on another piece of land, and has that land been put forward for development?	OS National Roads
31	Is the site within a Minerals Safeguarding Area and/or Minerals and Waste Consultation Area?	Suffolk County Council existing and proposed mineral extraction sites SCC Minerals Consultation Area SCC Minerals Safeguarding Area
32	Is the land currently protected for an alternative use within the adopted Joint Local Plan Part 1?	BMSDC Policies Map

Appendix 02 – SHLAA sites failing Stage 1 (rejected sites)

All of the SHLAA sites can be viewed on the Councils online GIS system at:
<https://baberghmidsuffolk.opus4.co.uk/planning/localplan/maps/2025-bmsdc-shlaa#/center/52.2182,0.9012/zoom/10/baselayer/b:30/layers/annotations:0,o:13118,o:13119,o:13120>

Babergh

Bildeston

Site details:

SITE ID:	HE23529
District:	Babergh
Parish:	Bildeston
Site Address:	Land east of High Street, Bildeston.
Approx site area (ha)	0.2

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	4

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	Proposed 4 dwellings + 0.2ha - both below threshold
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23067
District:	Babergh
Parish:	Boxford
Site Address:	Tills Farm Cottage, Tills Farm, Hadleigh Road, Boxford, Sudbury, CO10 5JJ.
Approx site area (ha)	0.3

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	1

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.3ha and 1 dwelling proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23429
District:	Babergh
Parish:	Boxford
Site Address:	Land South of Calais Street, Hadleigh Road, Boxford, Sudbury
Approx site area (ha)	0.3

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	3

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.3027 ha - 2 to 3 dwellings below dwelling threshold
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23435
District:	Babergh
Parish:	Boxford
Site Address:	Land east of Stone Street Road Boxford CO10 5DU.
Approx site area (ha)	1.5

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	7

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 7 dwellings + 1.5ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Unsuitable	Site is allocated in the Neighbourhood Plan and planning application likely to be submitted before 2037 - Masterplan exists
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	Less than 75% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not at all within designation
Stage 1 unsuitable status reason(s)	Not Suitable. Allocated with Planning Permission	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23270
District:	Babergh
Parish:	Boxted
Site Address:	Land to the South of- Nowhere, Boxted, Bury St. Edmunds, IP29 4LL.
Approx site area (ha)	0.2

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	2

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.1920 ha - 1- 2 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not within allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE22999
District:	Babergh
Parish:	Brantham
Site Address:	The Fontana, Cattawade Street, Cattawade, Manningtree, CO11 1RG.
Approx site area (ha)	0

Site proposals:

Proposal:	Other - please specify. E & C3
Proposed dwellings:	1

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	Less than 0.1ha and 1 dwelling proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Unsuitable	100% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small, Flooding	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23091
District:	Babergh
Parish:	Brantham
Site Address:	Kettles, Rectory Lane, Brantham, Manningtree, CO11 1PZ.
Approx site area (ha)	0.4

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	2

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.4ha but only 1-2 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23304
District:	Babergh
Parish:	Brantham
Site Address:	Land to the south of Factory Lane Brantham CO11 1NH.
Approx site area (ha)	4.5

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	196

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 196 + 4.5ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Saved policy CS10 - Employment
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Unsuitable	99% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations
Stage 1 unsuitable status reason(s)	Not Suitable. Flooding	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23312
District:	Babergh
Parish:	Brantham
Site Address:	Land to the north side of Factory Lane Brantham CO11 1RW.
Approx site area (ha)	1.1

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	40

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 40 dwellings + 1.1ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Saved policy CS10 - Employment
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Unsuitable	78% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations
Stage 1 unsuitable status reason(s)	Not Suitable. Flooding	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23317
District:	Babergh
Parish:	Brantham
Site Address:	Land to the side of 19 Rowley Close Brantham CO11 1RR.
Approx site area (ha)	0.2

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	2

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	Proposed 2 dwellings + 0.2ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23325
District:	Babergh
Parish:	Brantham
Site Address:	Land to the south east of Factory Lane Brantham CO11 1NH.
Approx site area (ha)	1.7

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing, Mixed use.
Proposed dwellings:	70

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 70 dwellings + 1.7ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Saved Polict CS10 - Employment
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Unsuitable	99% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations
Stage 1 unsuitable status reason(s)	Not Suitable. Flooding	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23354
District:	Babergh
Parish:	Brantham
Site Address:	Land to the South of Church Farm, Church Lane, Brantham CO11 1QA.
Approx site area (ha)	0.2

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	2

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.1951 ha - 2 dwellings below dwelling and area threshold
2. Extant planning status	Suitable	NA
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23539
District:	Babergh
Parish:	Brantham
Site Address:	Land at Brantham Industrial Area Brantham CO11 1NL.
Approx site area (ha)	13.4

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	300

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 300 dwellings + 13.4ha
2. Extant planning status	Suitable	No extant planning permission - Outline permission but for employment
3. Existing allocation status	Suitable	Saved policy CS10 - Employment
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Unsuitable	96% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations
Stage 1 unsuitable status reason(s)	Not Suitable. Flooding	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23426
District:	Babergh
Parish:	Brent Eleigh
Site Address:	Hedgerows Farm, Monks Eleigh Road, Brent Eleigh, Sudbury, CO10 9NU.
Approx site area (ha)	1

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	3

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	1.0492 ha - 3 dwellings below dwelling threshold
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23243
District:	Babergh
Parish:	Copdock & Washbrook
Site Address:	The County Hotel, Old London Road, Copdock, Ipswich IP8 3JD.
Approx site area (ha)	2.2

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	30

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 20-30 dwellings + 2.2ha
2. Extant planning status	Unsuitable	Extant planning permission on the site which has commenced - 9 dwellings
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations
Stage 1 unsuitable status reason(s)	Not Suitable. Commenced Planning Permission	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE22979
District:	Babergh
Parish:	East Bergholt
Site Address:	Land to the East of the Constable Country Medical Practice, Heath Road, East Bergholt , Suffolk CO7 6RT.
Approx site area (ha)	8.9

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	120

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	8.9 ha and 120 dwellings
2. Extant planning status	Unsuitable	Extant Permission: DC/20/04663/RES (B/16/01092/OUT) for 75 dwellings - COMMENCED
3. Existing allocation status	Suitable	No Allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in flood zone 3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Commenced Planning Permission	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23183
District:	Babergh
Parish:	Edwardstone
Site Address:	Land adjoining Park House, Sherbourne Street, Edwardstone, Sudbury, CO10 5PD.
Approx site area (ha)	0.1

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	1

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.1ha and 1 dwelling
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23274
District:	Babergh
Parish:	Edwardstone
Site Address:	1 The Winthrops, Edwardstone, Sudbury, CO10 5QG.
Approx site area (ha)	0.1

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	2

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	below dwelling and area threshold 0.0999ha - 1 dwelling
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE22990
District:	Babergh
Parish:	Glemsford
Site Address:	15 First Avenue, Glemsford, Sudbury, Suffolk CO10 7QD.
Approx site area (ha)	0

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	1

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	site is under 0.1ha and 1 dwelling proposed
2. Extant planning status	Suitable	No extant PP for new dwelling (B/15/01570/FUL for annex)
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23225
District:	Babergh
Parish:	Glemsford
Site Address:	LAND OFF BELLS LANE GLEMSFORD.
Approx site area (ha)	0.3

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	4

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	Proposed 4 dwellings + 0.3ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23252
District:	Babergh
Parish:	Glensford
Site Address:	Brookfield Place, Low Street, Glensford, Sudbury, CO10 7QF.
Approx site area (ha)	0.3

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	2

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	Proposed 2 dwellings + 0.3ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE22986
District:	Babergh
Parish:	Great Waldingfield
Site Address:	Ardley House, Lavenham Road, Great Waldingfield, Sudbury, CO10 0SF.
Approx site area (ha)	0.2

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	4

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.2 ha and 4 dwellings proposed
2. Extant planning status	Suitable	DC/19/05058 - expired permission for 3 dwellings
3. Existing allocation status	Suitable	No Allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE22987
District:	Babergh
Parish:	Groton
Site Address:	The Old Forge, Church Street, Groton, Sudbury, CO10 5HD.
Approx site area (ha)	0.2

Site proposals:

Proposal:	Housing (C3), Other - please specify. Downsized retirement home for existing owner with live-in carers accommodation
Proposed dwellings:	1

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.2ha and 1 dwelling proposed
2. Extant planning status	Suitable	No Extant PP DC/19/01026 - Outline application for 1no. dwelling - refused.
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23155
District:	Babergh
Parish:	Hadleigh
Site Address:	Calais Street Depot Hadleigh IP7 5ER.
Approx site area (ha)	0.1

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.0691 ha - up to 5
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23380
District:	Babergh
Parish:	Hadleigh
Site Address:	Land to the south of Hook Lane, Hook Lane, Hadleigh, Suffolk, IP7 5Jp.
Approx site area (ha)	1.3

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	3

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	1.2710 ha - 3 dwellings below dwelling threshold
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	Yes identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23135
District:	Babergh
Parish:	Harkstead
Site Address:	Land to West of Pear Tree Cottages, Holbrook Road, Harkstead, IP9 1BP.
Approx site area (ha)	0.2

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	2

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.2ha and 1-2 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23060
District:	Babergh
Parish:	Hartest
Site Address:	LAND SOUTH OF BELL HOUSE, THE ROW, HARTEST...
Approx site area (ha)	0.3

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	2

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.3 and 2 dwellings proposed
2. Extant planning status	Suitable	no extant PP (current appeal DC/23/04272 - APP/D3505/W/24/3337429)
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owners identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23044
District:	Babergh
Parish:	Hintlesham
Site Address:	Land North of Kingsfield Priory Road Hintlesham IP8 3NX.
Approx site area (ha)	0.3

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	3

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.3ha and 3 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23482
District:	Babergh
Parish:	Hitcham
Site Address:	Land North of Brettenham Road, Hitcham.
Approx site area (ha)	0.3

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	4

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.3113 ha - 4 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23002
District:	Babergh
Parish:	Lavenham
Site Address:	Second Meadow Livery Yard, Brent Eleigh Road, Lavenham, Sudbury, CO10 9PE.
Approx site area (ha)	0.1

Site proposals:

Proposal:	Housing (C3), Other - please specify. Affordable/ discounted housing
Proposed dwellings:	12

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.1ha 12 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23286
District:	Babergh
Parish:	Lawshall
Site Address:	The Limes, Hibbs Green, Lawshall, Bury St. Edmunds, IP29 4QG.
Approx site area (ha)	0.5

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	2

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	Proposed 2 dwellings + 0.5ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE22992
District:	Babergh
Parish:	Little Cornard
Site Address:	Land Adjoining 1 Apple Tree Cottage, Bures Road, Little Cornard, Sudbury, CO10 0NW.
Approx site area (ha)	0.1

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	3

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.1ha and 2-3 dwellings proposed
2. Extant planning status	Suitable	No extant PP - DC/22/00034 refused march 2022
3. Existing allocation status	Suitable	No existing allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any allocation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE22978
District:	Babergh
Parish:	Little Waldingfield
Site Address:	Land at Church Road, Little Waldingfield, Sudbury, CO10 0SR.
Approx site area (ha)	0.2

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	4

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	Site 0.15ha and 4 dwellings
2. Extant planning status	Suitable	No Extant PP
3. Existing allocation status	Suitable	No Allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in flood zone 3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23107
District:	Babergh
Parish:	Long Melford
Site Address:	Land to the south of bull lane, long melford,CO10 0BG.
Approx site area (ha)	0.1

Site proposals:

Proposal:	Housing (C3), Other - please specify.
Proposed dwellings:	3

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	2 - 3 dwellings and is below 0.25ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Site is not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	Site is not located within Flood Zone 3
6. Contained within environmental designations	Suitable	Site is not wholly located within environmental designations
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23148
District:	Babergh
Parish:	Long Melford
Site Address:	The Insurance Offices and the Coach House, Hall Street, Long Melford.
Approx site area (ha)	0.1

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	4

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.0639 ha - 2-4 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	Yes identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Nedging with Naughton

Site details:

SITE ID:	HE23386
District:	Babergh
Parish:	Nedging with Naughton
Site Address:	Land off Nedging Road, Nedging Chilton Cottage, Nedging Tye, Suffolk, IP7 7HW.
Approx site area (ha)	0.3

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	2

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.2702 ha - 2 dwellings below dwelling threshold
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	Yes identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Newton

Site details:

SITE ID:	HE23174
District:	Babergh
Parish:	Newton
Site Address:	Site adjacent Gothic House, Sudbury Road, Newton, Suffolk. CO10 0QJ.
Approx site area (ha)	0.5

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	4

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.5ha but 2-4 units proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23328
District:	Babergh
Parish:	Shimpling
Site Address:	LAND EAST OF SHIMPLING STREET.
Approx site area (ha)	0.3

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	4

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.2559 ha - 4 dwellings below dwelling threshold
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23082
District:	Babergh
Parish:	Stoke by Nayland
Site Address:	Land West of Hudson Lane, Thorrington.
Approx site area (ha)	0.1

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	3

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.1ha and 3 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designations
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23084
District:	Babergh
Parish:	Stoke by Nayland
Site Address:	Land South of Maples, Polstead Street, Stoke By Nayland, Colchester, CO6 4SA.
Approx site area (ha)	0.2

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	1

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.2ha and 1 dwelling proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23086
District:	Babergh
Parish:	Stoke by Nayland
Site Address:	Land North of Scotland Street, Stoke by Nayland.
Approx site area (ha)	0.2

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	1

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.2ha and 1 dwelling proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23440
District:	Babergh
Parish:	Thorpe Morieux
Site Address:	Moat Farm, Bury Road, Thorpe Morieux, Bury St. Edmunds, IP30 0NR.
Approx site area (ha)	0.2

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	4

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	Proposed 4 dwellings and 0.2ha
2. Extant planning status	Suitable	No extant planning permissions
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23314
District:	Babergh
Parish:	Whatfield
Site Address:	Land Southwest of Whatfield Road, Ipswich, Suffolk IP7 6LL.
Approx site area (ha)	0.2

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	4

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	Proposed 4 dwellings + 0.2ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Mid Suffolk

Akenham

Site details:

SITE ID:	HE23329
District:	Mid Suffolk
Parish:	Akenham
Site Address:	Land and Barns at Rise Hall, Akenham IP9 6TQ.
Approx site area (ha)	0.2

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	3

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	below dwelling threshold - Proposed 3 dwellings + 0.2ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership Identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

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

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.7ha and 5 dwellings proposed
2. Extant planning status	Unsuitable	Extant PP for 5 dwellings (DC/17/04991) that has commenced (see LDC DC/23/03916)
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Commenced Planning Permission	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23293
District:	Mid Suffolk
Parish:	Bacton
Site Address:	LAND ON THE NORTH WEST SIDE OF THE STREET, BACTON, STOWMARKET IP14 4SA.
Approx site area (ha)	0.2

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	1

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.2ha and 1 dwelling proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owners identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23039
District:	Mid Suffolk
Parish:	Barking
Site Address:	Land South of B1078 Barking Ipswich IP68HJ.
Approx site area (ha)	0.2

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.2ha and 5 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE22983
District:	Mid Suffolk
Parish:	Battisford
Site Address:	Mill Road Battisford Stowmarket.
Approx site area (ha)	0.1

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	1

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.1ha and 1 dwelling proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23275
District:	Mid Suffolk
Parish:	Bedfield
Site Address:	Bedfield, Mid Suffolk, Suffolk, England, IP13 7JH
Approx site area (ha)	0.7

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	4

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.6856 ha - 4 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23005
District:	Mid Suffolk
Parish:	Beyton
Site Address:	Bury Road, Beyton, Bury St. Edmunds, IP30 9AB.
Approx site area (ha)	0.2

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	1

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.2ha and 1 dwelling proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23211
District:	Mid Suffolk
Parish:	Botesdale
Site Address:	Phase 2A and 2B, Land at Diss Road, Botesdale , IP22 1DE.
Approx site area (ha)	8.2

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	94

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	8.1663 ha - deliver up to 94 dwellings
2. Extant planning status	Unsuitable	extant PP: DC/20/03098 (69 dwellings) - commenced
3. Existing allocation status	Suitable	approx half of the site is within a housing allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Commenced Planning Permission	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

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

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	98

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	4.3981 ha - 98 dwellings
2. Extant planning status	Suitable	2700/12: Hybrid application for residential development: Granted - Expired
3. Existing allocation status	Suitable	Not within allocation
4. Ownership identified	Unsuitable	owner not identified and not known by submission
5. Flood zone 3 status	Suitable	Less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Ownership uncertainty	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23161
District:	Mid Suffolk
Parish:	Bramford
Site Address:	Rushbrook Mill, Paper Mill Lane, Bramford, Ipswich, IP8 4BF.
Approx site area (ha)	0.1

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	8

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.1ha but 8 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

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

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	7

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.1ha but 7 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23257
District:	Mid Suffolk
Parish:	Bramford
Site Address:	111A Paper Mill Lane, Bramford, Ipswich, IP8 4BU.
Approx site area (ha)	0.2

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.2ha and 5 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23020
District:	Mid Suffolk
Parish:	Combs
Site Address:	Land West Of Farriers Road Edgecomb Park Stowmarket (In The Parish Of Combs) IP14 2FD.
Approx site area (ha)	4

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	90

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	4ha and 90 dwellings proposed
2. Extant planning status	Suitable	No extant PP - DC/18/05397 expired
3. Existing allocation status	Unsuitable	Allocation Farriers Road (SAAP) - high likelihood of delivery as phase 1 has been built
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Allocated with Planning Permission	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23004
District:	Mid Suffolk
Parish:	Eye
Site Address:	Land off Magdalen Street Eye Suffolk IP23 7AJ.
Approx site area (ha)	4.4

Site proposals:

Proposal:	Housing (C3), Mixed use, Other - please specify. Public car park and recreational space
Proposed dwellings:	80

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	4.4ha and 80 dwellings proposed with mixed uses
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Unsuitable	Allocated EYE9 in Eye Neighbourhood plan for mixed development. Masterplan submitted showing likelihood of planning application by 2037
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Allocated and Deliverable	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23113
District:	Mid Suffolk
Parish:	Great Blakenham
Site Address:	Land belonging to 16 Chapel Lane, Great Blakenham, IP6 0JP.
Approx site area (ha)	0.1

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	2

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.0658 ha - 1 or 2 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not within allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

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

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	2

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.3ha and 2 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23204
District:	Mid Suffolk
Parish:	Kenton
Site Address:	Land adjacent Church Close Kenton.
Approx site area (ha)	0.1

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	2

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	Proposed 2 dwellings + 0.1ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

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

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	2

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	Proposed 2 dwellings + 0.4ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23474
District:	Mid Suffolk
Parish:	Mendlesham
Site Address:	Land South of Glebe Way, Mendlesham IP14 5TZ..
Approx site area (ha)	5.3

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	75

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 75 dwellings + 5.3ha
2. Extant planning status	Suitable	Has extant planning permission but has not commenced DC/18/03147/OUT
3. Existing allocation status	Unsuitable	MP1 in Mendlesham Neighbourhood Plan and DC/18/03147/OUT approved, with other applications in the system at OUT to renew. Strong possibility of being built within 20 years.
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Less than 75% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations
Stage 1 unsuitable status reason(s)	Not Suitable. Allocated with Planning Permission	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23095
District:	Mid Suffolk
Parish:	Norton
Site Address:	Land West of Ixworth Road, Stanton Street.
Approx site area (ha)	3

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	60

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	3ha and unknown dwellings
2. Extant planning status	Unsuitable	Extant PP across the site - some commenced. DC/23/00739 for 2 dwellings - commenced DC/23/00178 for 4 dwellings - not started
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Commenced Planning Permission	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

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

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	3

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.3898 ha - 2 or 3 smaller dwellings
2. Extant planning status	Suitable	DC/21/05357 application for 2 dwellings was withdrawn.
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

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

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	2

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	Proposed 1-2 dwellings + 0.2ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

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

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	3

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.25 ha - 3 dwellings
2. Extant planning status	Suitable	NA
3. Existing allocation status	Suitable	Not within allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	Not within designations
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23494
District:	Mid Suffolk
Parish:	Ringshall
Site Address:	5927-Land at Glebe Farm Ringshall Stowmarket IP14 2HZ.
Approx site area (ha)	0.6

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	3

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	Proposed 3 dwellings + 0.6ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not with designations
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23003
District:	Mid Suffolk
Parish:	Stonham Aspal
Site Address:	High Elm Bungalow, Crowfield Road, Stonham Aspal, Stowmarket, IP14 6AW.
Approx site area (ha)	0.1

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	1

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.1ha and 1 dwelling proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23151
District:	Mid Suffolk
Parish:	Stonham Aspal
Site Address:	Longlands Hall, East End Road, Stonham Aspal, Stowmarket, IP14 6AR.
Approx site area (ha)	0.2

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	3

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.2287 ha - 3 Dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not within allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23230
District:	Mid Suffolk
Parish:	Thorndon
Site Address:	Land North of Kerrison, Thorndon, Suffolk IP23 7JQ.
Approx site area (ha)	0.3

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	3

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.3254 ha - 3 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not within allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23411
District:	Mid Suffolk
Parish:	Wattisfield
Site Address:	Land at Walsham Road, Wattisfield, Diss IP22 1PB.
Approx site area (ha)	0.5

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	below dwelling threshold 0.4622 ha - 1 to 4 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not within allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23553
District:	Mid Suffolk
Parish:	Wetherden
Site Address:	Old grass orchard rear of Goshawks..
Approx site area (ha)	0.3

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	3

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	Proposed 3 dwellings + 0.3ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Wetheringsett-cum-Brockford

Site details:

SITE ID:	HE23057
District:	Mid Suffolk
Parish:	Wetheringsett-cum-Brockford
Site Address:	Land East Of Ashlea, Brockford Street, Wetheringsett-Cum-Brockford, IP14 5PF. .
Approx site area (ha)	0.1

Site proposals:

Proposal:	Housing (C3), Other - please specify. Self-build housing
Proposed dwellings:	2

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.1 and 2 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23192
District:	Mid Suffolk
Parish:	Woolpit
Site Address:	Land off Old Stowmarket Road, Woolpit.
Approx site area (ha)	0.5

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.5ha and 5 dwellings proposed
2. Extant planning status	Unsuitable	part of large site with extant PP: DC/21/02564/RES - 120 dwellings commenced
3. Existing allocation status	Unsuitable	part of allocation WPT2 - several planning applications already in place
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Commenced Planning Permission, Allocated with Planning Permission	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Site details:

SITE ID:	HE23308
District:	Mid Suffolk
Parish:	Worham
Site Address:	Land north of Willow Corner Cottage, Church Road, Worham, Suffolk.
Approx site area (ha)	0.4

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	3

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Unsuitable	0.4ha and 3 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation
Stage 1 unsuitable status reason(s)	Not Suitable. Site size too small	

Stage 2 assessment not progressed as identified as not suitable from stage 1.

Appendix 03 – SHLAA suitable sites assessment

All of the SHLAA sites can be viewed on the Councils online GIS system at:

<https://baberghmidsuffolk.opus4.co.uk/planning/localplan/maps/2025-bmsdc-shlaa#/center/52.2182,0.9012/zoom/10/baselayer/b:30/layers/annotations:0,o:13118,o:13119,o:13120>

Babergh

Acton

Site details:

SITE ID:	HE23133
District:	Babergh
Parish:	Acton
Site Address:	Land to the west of Melford Road, Lavenham, Sudbury, CO10 9SP.
Approx site area (ha)	2.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Mixed use. BNG. Public Open Space
Proposed dwellings:	35

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.9ha and 35 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	no sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site

Criteria	Score	Comments
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Melford Road (C)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23167
District:	Babergh
Parish:	Acton
Site Address:	Land West of Sudbury Road, Acton.
Approx site area (ha)	2.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	30

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.8ha and 30 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW -21%
22. Proximity to primary school	A	Site is located within 7800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Sudbury Road (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23171
District:	Babergh
Parish:	Acton
Site Address:	Land Opposite Old Post Office Row, Acton.
Approx site area (ha)	0.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	8

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.4ha and 8 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located on edge of site facing inwards, has potential to cause obstruction, but is not located within the site

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located near to several grade 2 listed buildings, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	R	SW - 52%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Sudbury Road (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23544
District:	Babergh
Parish:	Acton
Site Address:	Acton, Land at Newmans Green The Grove, Land to East of Cuckoo Tye, Newmans Green, Acton, Suffolk CO10 0AE.
Approx site area (ha)	0.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 9 dwellings + 0.3ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built up form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	G	No issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	G	No designations

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	0% within flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented planning permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23138
District:	Babergh
Parish:	Acton
Site Address:	Land to the north west of Melford road, Lavenham CO10 9SP.
Approx site area (ha)	17.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. BNG Public Open Space
Proposed dwellings:	300

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	17.4ha and 300 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs through the middle of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located close to a non designated heritage assets, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	SW - 0.80
22. Proximity to primary school	R	Site is in excess of 800m of a Primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Melford Road (C)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23074
District:	Babergh
Parish:	Aldham
Site Address:	Red House Farm The Street, Aldham, Ipswich, IP7 6NL.
Approx site area (ha)	2.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	18

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.2ha and 18 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Part of site is ALD4 housing allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	R	Part of the site is ALD4 housing allocation
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	R	Not within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Direct access to The Street (C)
31. Relationship to Minerals and Waste Plan designations	G	Not within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23323
District:	Babergh
Parish:	Alpheton
Site Address:	LAND NORTH OF OLD BURY ROAD ALPHETON.
Approx site area (ha)	0.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 9+ dwellings + 0.6ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No constraints
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	Would not result in loss of provision
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact on listed buildings
21. Flood risk status	G	No flood risk
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Not within designations
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23241
District:	Babergh
Parish:	Bentley
Site Address:	Land to the north of Station Road, Bentley, IP9 2BP.
Approx site area (ha)	1.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	25

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 25 dwellings + 1.8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	R	Within WRC buffer zone and adjacent power station
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	Within national landscape project area
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located on edge of site, has potential to cause

Criteria	Score	Comments
		obstruction, but is not located within the site
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23344
District:	Babergh
Parish:	Bentley
Site Address:	Land west of Church Road, Bentley Ipswich IP9 2BP
Approx site area (ha)	2.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	25

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.7002 ha - 20 to 25 dwellings
2. Extant planning status	Suitable	DC/19/00291: Outline Planning Permission - Refused
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	Yes identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	A	Site is located near a water recycling centre - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	R	Site is wholly located within both National Landscape and the National Landscape Project Area
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located on edge of site, has potential to cause obstruction, but is not located within the site
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Church Road (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23470
District:	Babergh
Parish:	Bentley
Site Address:	Land south of Station Road, Bentley.
Approx site area (ha)	4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	60

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 60 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built up form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No know issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No issues
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	A	Adjoining ancient woodlands
16. Relationship to national landscapes (formerly AONBs)	A	adjoining national landscape project area
17. Relationship with made Neighbourhood Plan designations	A	Site adjoining view policy and non designated heritage asset
18. Relationship with HRA/SSSI designations	A	Within PHMZ
19. Relationship with local environmental designations	A	Adjoining CWS

Criteria	Score	Comments
20. Heritage assets impact possibility	A	Potential harm
21. Flood risk status	A	10.06% swf
22. Proximity to primary school	R	Outside 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Within transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Site is adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within mineral consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23405
District:	Babergh
Parish:	Bildeston
Site Address:	Land north of the B1078 (east).
Approx site area (ha)	13.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	68

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	13.8683 ha - 68 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not within allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	Less than 75% is within the FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located near Grade 2 listed building Great Copt Hall, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	A	FZ2 - 2% FZ3 - 2% SW - 4%
22. Proximity to primary school	A	Site is partly located within 800m of a primary school Site is partly in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is partly located within 800m of a GP Site is partly located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Main access through B Road - B1078
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23408
District:	Babergh
Parish:	Bildeston
Site Address:	Land south of the Wattisham Road, bildeston.
Approx site area (ha)	9.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	75

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	9.2840 ha - 75 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not within an allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	Less than 75% of the site falls within the FZ3
6. Contained within environmental designations	Suitable	0% within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	FZ2 - 3% FZ3 - 3% SW - 4%
22. Proximity to primary school	A	Site is partly located within 800m of a primary school Site is partly in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is partly in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is partly located within 800m of a GP Site is partly located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via a C Road - Wattisham Road
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23418
District:	Babergh
Parish:	Bildeston
Site Address:	Land north of the B1078 (west) bildeston.
Approx site area (ha)	7.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	70

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	7.1505 ha - 70 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not within an allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% within FZ3
6. Contained within environmental designations	Suitable	0% within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near two different Water recycling Centres
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 0.45%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	R	Site is in in excess of 5km of a secondary school
24. Proximity to GP surgery	G	Site is located within 800m of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of ownership
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via a B Road - B1078
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23424
District:	Babergh
Parish:	Bildeston
Site Address:	Land north of the B1078 connecting to the land south of the Wattisham Road, Bildeston.
Approx site area (ha)	29.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	213

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	29.6986 ha - 213 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not within an allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% within FZ3
6. Contained within environmental designations	Suitable	0% within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	There are several PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a water recycling centre - there is a possibility development would result in some neighbouring use issues
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located near a grade 2 listed building, great Copt Hall - There is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	A	FZ2 - 1% FZ3 - 1% SW - 2.30%
22. Proximity to primary school	A	Site is partly located within 800m of a primary school Site is partly in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is partly located within 800m of a GP Site is partly located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land remigration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via B Road - B1078, C Road - Wattisham Road
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23425
District:	Babergh
Parish:	Bildeston
Site Address:	Land north of Bildeston Road, Bildeston, Ipswich, Suffolk.
Approx site area (ha)	8.1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	68

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	8.0967 ha - 68 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not within an allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	Less than 75% within FZ3
6. Contained within environmental designations	Suitable	0% within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	G	Grade 3
13. Impact on neighbouring uses	R	Site is partly located within a water recycling centre - there is a strong possibility development would be significantly affected by neighbouring use issues. Site is also located within a IN LINE PS Water recycling centre

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed Site is partly located within 100m of a conservation area
21. Flood risk status	A	FZ2 - 7% FZ3 - 2.25% SW - 2%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	G	Site is located within 800m of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration document have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via B Road - B1115 and U Road - Church Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23117
District:	Babergh
Parish:	Boxford
Site Address:	Lakefield, Brookhall Road Boxford CO10 5HS.
Approx site area (ha)	4.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	25

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	4.3ha and 23 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located close to a water recycling centre - there is a possibility development would result in some neighbouring use issues.

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	FZ2 - 9.2% FZ3 - 9% SW - 13.4%
22. Proximity to primary school	A	Site is partly located within 800m of a primary school Site is partly in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Cox Hill (c)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23144
District:	Babergh
Parish:	Boxford
Site Address:	Land to the east of Sand Hill, Boxford, Suffolk.
Approx site area (ha)	5.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	64

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	5.6636 ha - 64 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not within allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	3 or more sides of the site adjoin to built form or commenced planning permission .
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW through site, but is less than significant
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a Water Recycling Centre - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Site is adjoining green space allocated within the neighbourhood plan
18. Relationship with HRA/SSSI designations	G	Site is not located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	FZ 2 - 0.01% SW - 0.02%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/19/01873 - OUTLINE PLANNING APPLICATION - REFUSED DC/20/00330 – OUTLINE LAPSED PERMISSION – NOT STARTED
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access via either A Road - Hadleigh Road and C Road - Sand Hill
31. Relationship to Minerals and Waste Plan designations	G	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23177
District:	Babergh
Parish:	Boxford
Site Address:	Land West of Butcher's Lane, Boxford.
Approx site area (ha)	2.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	50

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.9ha and up to 50 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owners identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site is adjoining formal recreation, but would not result in loss of provision.
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	A	Site is surrounded by Green Space designated within the neighbourhood plan Viewpoint is located on edge of site, has potential to cause obstruction, but is not located within the site Site is partly located within the Local Landscape Sensitivity Area of
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	R	Site is located adjacent to a grade 2 listed building, there is a possibility of harm to designated or non-designated heritage assets. Site is wholly located within the conservation area
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Butchers Lane (U)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23216
District:	Babergh
Parish:	Boxford
Site Address:	Shakers Hall, Sandhill, Boxford, Sudbury, CO10 5HX.
Approx site area (ha)	1.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 5 dwellings + 1.8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Less than 75% within FZ3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	Does not adjoin built form
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Part of the site crosses WRC buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	R	Within local landscape sensitivity and adjoins open space
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	Not within designation
20. Heritage assets impact possibility	A	Potential impact on listed building Site is adjoining the Conservation Area
21. Flood risk status	A	31.93% FZ2, 11.02% FZ3 and 32.29% SWF
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Outside of transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23276
District:	Babergh
Parish:	Boxford
Site Address:	Land South of Daking Avenue, Swan Street Boxford CO10 5AA.
Approx site area (ha)	1.7
Land type:	MXD. Granted app - DC/22/02448 is for 6 dwellings but cannot see development on aerial view. Drawn border crosses over prior development but would cover app area as in drawing submitted.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	12

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.6588 ha - 12 dwellings
2. Extant planning status	Suitable	DC/22/02448 - full planning permission - not commenced
3. Existing allocation status	Suitable	Allocated within Green Space
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	3 or more sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield Site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	R	would result in loss of provision and no identified surplus provision in locality
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	R	Site is located within the neighbourhood plan policies, site is wholly located within both Green Space and Local Landscape Sensitivity
18. Relationship with HRA/SSSI designations	G	Site is not located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is not located within any of the designations listed Site is partly located within 100m of the Conservation Area
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	G	Site is partly located within 400m of a primary school Site is partly located within 800m of a secondary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the strategic corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via U Road - Daking Avenue
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23336
District:	Babergh
Parish:	Boxford
Site Address:	Land to rear of Hawthorns, Calais Street, Boxford CO10 5JA.
Approx site area (ha)	0.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	6

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.9365 ha - 4 to 6 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not within an allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% within FZ3
6. Contained within environmental designations	Suitable	0% within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	R	Site is partly located within the water recycling centre - there is a strong possibility development would be significantly affected by neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via U Road - Hadleigh Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23430
District:	Babergh
Parish:	Boxford
Site Address:	Land South of Calais Street, Hadleigh Road, Boxford, Sudbury,.
Approx site area (ha)	2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.0157 ha - 10 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not within an allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% within FZ3
6. Contained within environmental designations	Suitable	0% within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	R	The site is located on the edge of a water recycling centre and there is a strong possibility development would be significantly affected by neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is wholly located within IRZ and PHMZ
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located on edge of site, has potential to cause obstruction, but is not located within the site
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is located within excess of 800m of a primary school
23. Proximity to secondary school	R	Site is located within excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is located within excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/24/04456 - OUTLINE PLANNING PERMISSION - AWAITING DECISION
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	A	Based on planning permission status - development is marginal or unknown.
30. Site access to public highway	G	Main access via U Road - Hadleigh Road and Wash Lane
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23431
District:	Babergh
Parish:	Boxford
Site Address:	Land South of Calais Street, Hadleigh Road, Boxford, Sudbury, Suffolk.
Approx site area (ha)	0.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	7

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.7ha and 7 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	A	Site is located close to a water recycling centre - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Hadleigh Road (U)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23459
District:	Babergh
Parish:	Boxford
Site Address:	Land to the south of A1071, Boxford, Suffolk, CO10 5JT.
Approx site area (ha)	7.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Landscaping, POS, BNG.
Proposed dwellings:	130

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed for 130 dwellings + 7.5ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in development plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow slightly crosses eastern part of site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No issues
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	Not within designations
16. Relationship to national landscapes (formerly AONBs)	G	Not within designations
17. Relationship with made Neighbourhood Plan designations	G	Not within designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	G	Not within designations
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	A	Potential heritage harm Site is partly located within 100m of a conservation area
21. Flood risk status	G	0.49% SWF
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Outside of transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	No issues identified
30. Site access to public highway	G	Site is adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	within a Minerals Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23485
District:	Babergh
Parish:	Boxford
Site Address:	Land north of Boxford Lane, Sudbury.
Approx site area (ha)	1.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	14

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.3828 ha - 14 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not within an allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% within FZ3
6. Contained within environmental designations	Suitable	0% within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield Site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Viewpoint is located on edge of site, has potential to cause obstruction, but is not located the neighbourhood plan designation

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 1.30%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	G	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located in the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	A	Property register has been uploaded as proof of ownership but not whole document
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access via A Road - A1071
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23513
District:	Babergh
Parish:	Boxford
Site Address:	Land to the north B1068, Boxford, Sudbury, CO6 4PS.
Approx site area (ha)	0.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 9 dwellings + 0.4ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	Does not adjoin built up form
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues identified
10. Developable area constraints	G	No issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No designation
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and PHMZ
19. Relationship with local environmental designations	G	Local designations

Criteria	Score	Comments
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	0% within flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	In excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Outside of transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within mineral consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23516
District:	Babergh
Parish:	Boxford
Site Address:	Land to the East of Wash Lane, Stone Street CO10 5JE.
Approx site area (ha)	1.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 9 dwellings + 1.4ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	Does not adjoin built up form
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	A	No issues on site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Wholly within WRC radius, likely issues
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	Not within designations
16. Relationship to national landscapes (formerly AONBs)	A	Adjacent national landscape and national landscape project
17. Relationship with made Neighbourhood Plan designations	R	Wholly within local landscape sensitivity
18. Relationship with HRA/SSSI designations	A	SSSI IRZ and PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	A	Potential impact
21. Flood risk status	G	0.2% flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Outside of transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23526
District:	Babergh
Parish:	Boxford
Site Address:	Land to the South of Calais Street, Leavenheath, C010 5JA.
Approx site area (ha)	0.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 9 dwellings + 0.8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	G	No issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	R	Within national landscape area and national landscape project area
17. Relationship with made Neighbourhood Plan designations	G	No impact
18. Relationship with HRA/SSSI designations	G	Within SSSI IRZ and PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact
21. Flood risk status	A	2.14% swf
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented planning permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23530
District:	Babergh
Parish:	Boxford
Site Address:	Land to the East of Brick Kiln Lane CO10 5NY.
Approx site area (ha)	0.8
Land type:	BRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 9 dwellings + 0.8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	Does not adjoin built form
8. Lead to coalescence	G	No chance of coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	G	No issues
11. Brownfield, greenfield, or mixed use land	G	Brownfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Some possibility of impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	R	Within national landscape and national landscape project area
17. Relationship with made Neighbourhood Plan designations	G	Not within designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	0% within flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Outside transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented planning permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23531
District:	Babergh
Parish:	Boxford
Site Address:	Land West of Sand Hill, Boxford CO10 5AD.
Approx site area (ha)	3.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3). Housing would include market housing and policy compliant affordable housing.
Proposed dwellings:	60

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 60 dwellings + 3.5ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Under 75% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Built up form on 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	G	No issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	G	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	R	Site is partially within local landscape sensitivity
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	Not within designations

Criteria	Score	Comments
20. Heritage assets impact possibility	A	No impact Site is adjoining the conservation area, half of site is located within 100m of the conservation area
21. Flood risk status	A	4.46% in fz2 and 6.66% in swf
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Outside of transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented planning permission
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23549
District:	Babergh
Parish:	Boxford
Site Address:	Land West of Sand Hill, Boxford CO10 5AD.
Approx site area (ha)	3.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3). Housing would include market housing and policy compliant affordable housing.
Proposed dwellings:	60

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	3.5072 ha - 60 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not within an allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% within FZ3
6. Contained within environmental designations	Suitable	0% within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form
8. Lead to coalescence	A	Would lead to the reduction of green space
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Green field site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact provision
15. Relationship to environmental designations	G	The site is no located within any designation
16. Relationship to national landscapes (formerly AONBs)	G	The site is no located within any designation
17. Relationship with made Neighbourhood Plan designations	R	The site is partly within a Local Landscape Sensitivity Designation
18. Relationship with HRA/SSSI designations	A	The site is partly located within the IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	The site is no located within any designation
20. Heritage assets impact possibility	A	No potential harm Site is adjoining conservation area, half of the site is located within 100m of the conservation area
21. Flood risk status	A	FZ 2 - 5% FZ 3 - 1% SW 7%
22. Proximity to primary school	G	Site is within 400m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is outside of the transport corridor
26. Existing uses impact	G	0 - 5 yrs Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permission
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access Sand Hill Road - C Road and adjacent to - A1071
31. Relationship to Minerals and Waste Plan designations	A	Site is wholly within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE22977
District:	Babergh
Parish:	Brantham
Site Address:	Land to the South of Brooklands Road, Brantham, Suffolk.
Approx site area (ha)	2.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	75

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Site is 2ha and up to 75 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified.
5. Flood zone 3 status	Suitable	0% in flood zone 3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjacent to built form
8. Lead to coalescence	G	Does not lead to Coalescence
9. Utilities delivery issues	G	No Issue
10. Developable area constraints	G	No known site specific issues
11. Brownfield, greenfield, or mixed use land	A	Green Field
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No Impact
14. Formal recreational provision	G	No Open Space
15. Relationship to environmental designations	G	Site is not located within designation
16. Relationship to national landscapes (formerly AONBs)	A	Within wholly / 100% a National Landscape Project Area
17. Relationship with made Neighbourhood Plan designations	G	Not within a designation

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within IRZ and PHMZ
19. Relationship with local environmental designations	G	Not within a designation
20. Heritage assets impact possibility	G	Not within a designation
21. Flood risk status	A	Within Surface water flooding 1.75%
22. Proximity to primary school	G	Within 400M
23. Proximity to secondary school	A	Within 5 Km
24. Proximity to GP surgery	A	Within 5 Km
25. Relationship to strategic transport corridor	A	Outside of the Corridor
26. Existing uses impact	G	0 - 5 Yrs
27. Planning delivery history	G	No Evidence
28. Evidence of ownership and agreements	R	No Evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Access to Brooklands Road (U) Does not rely on other land
31. Relationship to Minerals and Waste Plan designations	A	Is partly within the Mineral Area
32. Existing Joint Local Plan – Part 1 designations	G	Not within

Site details:

SITE ID:	HE23346
District:	Babergh
Parish:	Brantham
Site Address:	Land at Church Farm, Church Lane, Brantham, CO11 1QA.
Approx site area (ha)	0.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.5195 ha - 9 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	Yes identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	A	This site has the potential to lead to some contribution which results in a reduction of green space between settlements. Site is located between Brantham and Cattawade
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No know issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a water recycling centre IN LINE PS - there is a possibility development would result in some neighbouring use issues.

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	R	Site is wholly located within the National Landscape Project Area, Site is adjoining the National Landscape
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is within 800m of a primary school
23. Proximity to secondary school	A	Site is within 5km of a secondary school
24. Proximity to GP surgery	A	Site is within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Church Lane (U)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23458
District:	Babergh
Parish:	Brantham
Site Address:	Land off Brantham Hill, Brantham CO11 1SD.
Approx site area (ha)	18.4
Land type:	MXD. Mixed - 5% Brownfield (Dwelling and storage / farm buildings), 95% Greenfield

Site proposals:

Proposal:	Housing (C3), Other - please specify. Community uses, public open space and other associated uses
Proposed dwellings:	368

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	18.4ha
2. Extant planning status	Suitable	No extant planning permission - northern part of submission, DC/19/04105 outline for 150 dwellings refused
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% of site within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built up form 2 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	G	No issues
14. Formal recreational provision	G	Would not impact provision
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	Adjoining National Landscape and wholly within National Landscape project area

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Not within designations
18. Relationship with HRA/SSSI designations	A	Within SSSI and PHZM
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	A	potential heritage harm
21. Flood risk status	A	1% SWF
22. Proximity to primary school	A	Site is within 800m
23. Proximity to secondary school	A	within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site is vacant
27. Planning delivery history	A	DC/19/04105 outline for 150
28. Evidence of ownership and agreements	R	Not provided
29. Evidence of viability	G	No issues identified
30. Site access to public highway	G	Site is adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within mineral consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23541
District:	Babergh
Parish:	Brantham
Site Address:	LAND SOUTH OF IPSWICH ROAD, BRANTHAM (NEAREST POSTCODE CO11 1PA).
Approx site area (ha)	7.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	100

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 100 dwellings + 7.6ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	Adjoins built up form on 3 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	G	No issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	Adjoins national landscape and within national landscape project area
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact
21. Flood risk status	G	0% within flood zone
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	A	DC/20/02459 FULL 127 dwellings unimplemented permission
28. Evidence of ownership and agreements	R	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23685
District:	Babergh
Parish:	Bures St Mary
Site Address:	Garages off claypits avenue.
Approx site area (ha)	0.2
Land type:	BRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed for 5 dwellings
2. Extant planning status	Suitable	Does not have an extant planning permission
3. Existing allocation status	Suitable	Site is not allocated
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Not within a flood zone
6. Contained within environmental designations	Suitable	Site is not within any of the designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	Adjoins built form 3 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow through site
11. Brownfield, greenfield, or mixed use land	G	Brownfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	Within national landscape project area
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No impact
20. Heritage assets impact possibility	A	No impact Site is adjoining the Conservation Area
21. Flood risk status	G	No flood risk
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	G	Excess of 5km
25. Relationship to strategic transport corridor	A	Not with transport problems
26. Existing uses impact	G	Site available
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjoins unclassified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23041
District:	Babergh
Parish:	Capel St Mary
Site Address:	The Bungalow, Capel Grove, Capel St. Mary, Ipswich, IP9 2JS.
Approx site area (ha)	1.6
Land type:	GRN. Mixed - 35% Brownfield (dwelling and storage / agricultral buildings), 65% Greenfield

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	32

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.6ha
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow on site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	A	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and Mods PHMZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Possible impact on heritage assets
21. Flood risk status	G	No flood risk
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Ownership evidence
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	direct access to Red Lane (U)
31. Relationship to Minerals and Waste Plan designations	G	Not within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Site protected

Site details:

SITE ID:	HE23078
District:	Babergh
Parish:	Capel St Mary
Site Address:	Capel Organic Mushrooms, Mill Hill, Capel St. Mary, Ipswich, IP9 2LA.
Approx site area (ha)	2.8
Land type:	BRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing, Mixed use, Other - please specify. Open to the community needs
Proposed dwellings:	56

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.8ha and unknown dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow through site
11. Brownfield, greenfield, or mixed use land	G	Brownfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	21.31% FZ2, 14.57% FZ3, 10.29% SWF
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	A	Site in use but does not require relocation
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Direct access to Mill Hill (C)
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23290
District:	Babergh
Parish:	Capel St Mary
Site Address:	Land to the east of Pound Lane, Capel St Mary, IP9 2JB.
Approx site area (ha)	3.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3). Mixed uses on the site would be considered if deemed appropriate, which could include some employment uses and recreational facilities. A proportion of self-build housing may also be appropriate.
Proposed dwellings:	55

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 55 dwellings + 3.8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	75% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No extant planning permission
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23364
District:	Babergh
Parish:	Capel St Mary
Site Address:	Land north of Little Tufts (Phase 2, Samford Gardens), Capel St Mary IP9 2UD.
Approx site area (ha)	6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	100

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	5.9882 ha - 50 (on top of the 100 approved) from one access point or 100 if an emergency access can be provided
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	3 or more sides of the site adjoin to built form or commenced planning permission .
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 18%
22. Proximity to primary school	A	Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 800m of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Property register has been provided as evidence of ownership
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via U road - Little Tuffs
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within the Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23366
District:	Babergh
Parish:	Capel St Mary
Site Address:	Land at Capel Grove, Red Lane, Capel St Mary.
Approx site area (ha)	25.2
Land type:	MXD. Mixed - 5% Brownfield (Retail / employment site), 95% Greenfield

Site proposals:

Proposal:	Housing (C3), Other - please specify. Use class E (commercial, business and service)
Proposed dwellings:	490

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	25.2373 ha - Up to 490 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	Site has various PRoW pass through, but would not likely affect the sites deliverability
11. Brownfield, greenfield, or mixed use land	A	98.5% Greenfield 1.5% Brownfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 2%
22. Proximity to primary school	A	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is partly located within 800m of a GP Site is partly located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	An official copy of registration of title has been provided as evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Main access to site via C Road - Red Lane
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within the Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23504
District:	Babergh
Parish:	Capel St Mary
Site Address:	Land west of Days Road, Capel St Mary.
Approx site area (ha)	0.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	21

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.7307 ha - Up to 21 units at 30 units per hectare
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issue
10. Developable area constraints	G	No known issue
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Property land register has been provided as proof of ownership
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access via U Road - Brook Lane
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23511
District:	Babergh
Parish:	Capel St Mary
Site Address:	Land south of Days Road / Brook Lane, Capel St Mary.
Approx site area (ha)	2.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	40

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 40 dwellings + 2.3ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Less than 75% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	Does not adjoin built up form
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues identified
10. Developable area constraints	G	No issues identified
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and PHMZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	22.25% FZ2, 20.88% FZ3 and 13.62% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site Vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Site is adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23519
District:	Babergh
Parish:	Capel St Mary
Site Address:	Land west of Pound Lane, Capel St Mary.
Approx site area (ha)	4.7
Land type:	GRN. Buildings in area are for agricultural use - farm animals etc.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	80

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 80 dwellings + 4.7ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	Does not adjoin built form
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	A	Prow on southern part of site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Mix of grade 2 and 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	G	Within SSSI IRZ and PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No issues
20. Heritage assets impact possibility	A	Potential harm
21. Flood risk status	G	0.22% swf
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented planning permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	No issues
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23550
District:	Babergh
Parish:	Capel St Mary
Site Address:	Land west of Bentley Road and south of the A12, Capel St Mary.
Approx site area (ha)	240.1
Land type:	GRN. Due to size of area have classes are Greenfield - there are around 3 dwellings within drawn area but are dwellings for farmers on land.

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	3000

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	240.1095 ha - Residential - 89.5
2. Extant planning status	Suitable	(ref: DC/21/03954) Status: Withdrawn
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	Less than 75% in FZ3
6. Contained within environmental designations	Suitable	less than 50% of the site falls within Ancient Woodland

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	R	Significant contribution between Capel St Mary and Bentley and East Bergholt
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Several different PRow passing through site would not likely effect the sites deliverability Pylons runs through middle of site would effect the sites deliverability (It is proposed that this would be 'grounded' although its existing alignment would be ma
11. Brownfield, greenfield, or mixed use land	A	Green field site

Criteria	Score	Comments
12. Agricultural land use class	A	Grade 4 partly Grade 3 partly Grade 2 partly
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within a designation
16. Relationship to national landscapes (formerly AONBs)	R	The site located partly within National Landscape
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located on surrounding the edge of site, has potential to cause obstruction, but is not located within the site
18. Relationship with HRA/SSSI designations	A	Site is located wholly within a IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any designation listed
20. Heritage assets impact possibility	A	Grade 2 listed building is located within the site
21. Flood risk status	A	FZ 2 - 1% FZ 3 - 1% SW - 4%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is within 800m of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is wholly located within the transport corridor
26. Existing uses impact	G	0 - 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Full evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Capel Road - C Bluegate Lane - U Old London Road - U Has direct access
31. Relationship to Minerals and Waste Plan designations	A	Site is wholly within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not located within a development plan

Site details:

SITE ID:	HE23551
District:	Babergh
Parish:	Capel St Mary
Site Address:	Land at Paddock on the East Side of Pound Lane, Capel St Mary, IP9 2JB.
Approx site area (ha)	2.3
Land type:	MXD. Mixed - 5% Brownfield (storage, agricultural buildings), 95% Greenfield

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing, Mixed use.
Proposed dwellings:	40

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.3184 ha - 30-40 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 or 2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	G	90% Green field site 9% Brown field site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not within any designation listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not within any designation listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not within any designation listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within PHMZ
19. Relationship with local environmental designations	G	Site is not within any designation listed
20. Heritage assets impact possibility	G	Site is not within any designation listed
21. Flood risk status	G	Site is not effected by flooding (0%)
22. Proximity to primary school	R	Site is not located within the 800m of a primary school
23. Proximity to secondary school	A	Site is within 5km of a secondary school
24. Proximity to GP surgery	A	Site is within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is wholly located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access from highways via U Road - Pound Lane and A Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located partly within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not located within a development plan area

Site details:

SITE ID:	HE23141
District:	Babergh
Parish:	Chelmondiston
Site Address:	Land to South of Shotley Road, Chelmondiston.
Approx site area (ha)	1.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	15

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.1789 ha - 10-15 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW on the edge of the site - does not effect sites deliverability
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	A	Site is located within the National Landscape Project Area

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 3%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	A	5 - 10 yrs Site is occupied / in use but its current use does not require relocation
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Access to the main road B Road - B1456
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23162
District:	Babergh
Parish:	Chelmondiston
Site Address:	Land North of Main Road, Chelmondiston, Suffolk, IP9 1HP.
Approx site area (ha)	2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	40

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2ha and 40 dwellings proposed
2. Extant planning status	Suitable	no extant Pp
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	R	Site is wholly located within the National Landscape Project Area and National Landscape

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located on edge of site, has potential to cause obstruction, but is not located within the site
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Main Road (B)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23403
District:	Babergh
Parish:	Chelmondiston
Site Address:	Land to the South of Mian Road, Chelmondiston.
Approx site area (ha)	3.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	70

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	3.7841 ha - full site capacity of some 70 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	R	Site is adjoining the National Landscape

Criteria	Score	Comments
		Site is located within the BMSDC National Landscape Project Area
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has access via B Road - B1456 and U Road - Lings Lane
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23468
District:	Babergh
Parish:	Chelmondiston
Site Address:	Land south of Main Road, Chelmondiston.
Approx site area (ha)	0.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	18

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed for 18 dwellings
2. Extant planning status	Suitable	No extant planning permissions - pre-app in 2022 was positive
3. Existing allocation status	Suitable	Not part of development plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% of site within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No identified issues
10. Developable area constraints	A	PROW encroaches eastern part of site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	Not within designations
16. Relationship to national landscapes (formerly AONBs)	A	Within national landscape project area and borders national landscape
17. Relationship with made Neighbourhood Plan designations	G	Not within designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	0% within flood zone
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Outside of transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent classified road
31. Relationship to Minerals and Waste Plan designations	A	Minerals and waste consultation
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23367
District:	Babergh
Parish:	Chilton
Site Address:	The Hollies, Chilton Corner, Great Waldingfield, Sudbury, CO10 0RG.
Approx site area (ha)	4.6
Land type:	MXD. Mixed - 5% Brownfield (storage / agricultural building), 95% Greenfield.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	65

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	4.5570 ha - 65 units
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Within Distance 1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	90% Greenfield 10% Brownfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	No know issues
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Official copy of the land register has been provided as evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via B Road - B1115 and U Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23524
District:	Babergh
Parish:	Chilton
Site Address:	Land off Waldingfield Road, Great Waldingfield.
Approx site area (ha)	5.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	65

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 65 dwellings + 5.8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	G	No issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact
21. Flood risk status	A	6.53% swf
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Outside of transport corridor
26. Existing uses impact	A	Vacant site
27. Planning delivery history	G	No unimplemented planning permission
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23532
District:	Babergh
Parish:	Chilton
Site Address:	Land North of Church Field Road, Sudbury, Suffolk, CO10 2YA.
Approx site area (ha)	11.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	170

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 170 dwellings + 11.7ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form on 1 form
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	A	Prow and UKPN 33kv poles towers
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	G	grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	R	Likely impact
21. Flood risk status	G	0% within flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented planning permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23031
District:	Babergh
Parish:	Copdock & Washbrook
Site Address:	Site at Red House, Old London Road, Copdock, Suffolk, IP8 3JW.
Approx site area (ha)	1.6
Land type:	MXD. Mixed - 10% Brownfield (Storage, stables and manege), 90% Greenfield.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	28

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.6167 ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Both Greenfield (90%) and Brownfield (10%) site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within a PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is not located within any of the designations listed Site is partly located within 100m of the conservation area
21. Flood risk status	G	Site is not affected by flooding - 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is within 5km of a secondary school
24. Proximity to GP surgery	A	Site is within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Full evidence provided, registration of land document attached
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access from C Road - London Road
31. Relationship to Minerals and Waste Plan designations	A	Site is partly within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23046
District:	Babergh
Parish:	Copdock & Washbrook
Site Address:	Land at Junction of Old London Road and Church Lane, Copdock
Approx site area (ha)	0.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Mixed use. All types of residential development, including affordable units, self-build and custom housebuilding.
Proposed dwellings:	23

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.9ha and 23 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence submitted
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	direct access to Church lane (C)
31. Relationship to Minerals and Waste Plan designations	G	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23058
District:	Babergh
Parish:	Copdock & Washbrook
Site Address:	Land at North West of Old London Road, Copdock & Washbrook, IP8 3EY.
Approx site area (ha)	10.4
Land type:	MXD. Mixed - 5% Brownfield (Hotel and Spa), 95% Greenfield.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	120

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	10.4ha and 120 dwellings proposed
2. Extant planning status	Suitable	extant PP DC/21/04454 - RES commenced - this is only part of the site. HE23243 is the entirety of the commenced permission
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	Prow through site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and Mods PHMZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Possible impact on listed buildings
21. Flood risk status	G	0.23% SWF
22. Proximity to primary school	A	Part of the site within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Can cease use within 5 years
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Direct access to London Road (C)
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23126
District:	Babergh
Parish:	Copdock & Washbrook
Site Address:	Land east and west of London Road, Copdock, Ipswich.
Approx site area (ha)	6.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	150

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	6.8ha and 150 dwellings proposed
2. Extant planning status	Suitable	no extant Pp
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	R	Site is partly located within a water recycling centre - IN LINE PS, there is a strong possibility development would be significantly affected by neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is not located within any of the designations listed Site is located within 100m of the conservation area
21. Flood risk status	A	Sw - 1.6%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to London Road (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23157
District:	Babergh
Parish:	Copdock & Washbrook
Site Address:	Maycroft, Old London Road, Copdock, Ipswich, IP8 3JF.
Approx site area (ha)	4.4
Land type:	MXD. Mixed - 10% (Storage / agricultural), 90% Greenfield.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	40

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	4.4277 ha - 40 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	3 or more sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	G	Partly Brownfield site - 60% Partly Greenfield site - 40%
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 2%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	0 - 5 Yrs Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	A	Development is unknown
30. Site access to public highway	G	Site has access via C Road - London Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23213
District:	Babergh
Parish:	Copdock & Washbrook
Site Address:	Land South West of London Road Coddock.
Approx site area (ha)	1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	16

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 16 dwellings + 1ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Mods PHMZ and SSSI IRZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	R	Excess 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23239
District:	Babergh
Parish:	Copdock & Washbrook
Site Address:	Land east and west of London Road, Copdock, Ipswich.
Approx site area (ha)	8.1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	240

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 240 dwellings + 8.1ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Not within Flood Zone 3
6. Contained within environmental designations	Suitable	Not with designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow through the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact on listed building Site is partly located within 100m of a Conservation Area
21. Flood risk status	A	1.71% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23251
District:	Babergh
Parish:	Copdock & Washbrook
Site Address:	Land to the rear of Copdock Hotel.
Approx site area (ha)	9.7
Land type:	GRN.

Site proposals:

Proposal:	Mixed use.
Proposed dwellings:	250

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 250 dwellings + 9.7ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins commenced planning permission
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and Mods PHMZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	A	Potential impact on listed buildings
21. Flood risk status	G	No flood risk
22. Proximity to primary school	A	Part of site within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23316
District:	Babergh
Parish:	Copdock & Washbrook
Site Address:	Land off Old London Road & Folly Lane Copdock.
Approx site area (ha)	0.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	8

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 5-8 dwellings + 0.5ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and Mods PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Possible impact on listed building
21. Flood risk status	A	0.79% FZ2
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within designations
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23327
District:	Babergh
Parish:	Copdock & Washbrook
Site Address:	Land south of White House Old London Road Copdock.
Approx site area (ha)	1.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	30

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.3ha and 30 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	no sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to London Road (U)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23355
District:	Babergh
Parish:	Copdock & Washbrook
Site Address:	Land Adjacent White House, Copdock IP8 3JH..
Approx site area (ha)	0.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.4323 ha - 9 dwellings
2. Extant planning status	Suitable	Extant PP (DC/17/06175) - not commenced
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	Yes identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	Site is located close to a row of pylons, but wouldn't likely effect development
11. Brownfield, greenfield, or mixed use land	G	Brownfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is partly located within 5km of a secondary school Site is partly in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/22/06242 - FULL PLANNING APPLICATION - REFUSED DC/22/02687- FULL PLANNING APPLICATION - REFUSED DC/18/05359 - FULL PLANNING APPLICATION - EXPIRED DC/17/06175
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to London Road (U)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23527
District:	Babergh
Parish:	Copdock & Washbrook
Site Address:	Land at Back Lane, Washbrook, Ipswich.
Approx site area (ha)	2.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	50

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 50 dwellings + 2.8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	A	Water main passes under the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and PHMZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	A	Potential impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	within transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	G	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23545
District:	Babergh
Parish:	Copdock & Washbrook
Site Address:	Land to south-east of Back Lane, Copdock and Washbrook,.
Approx site area (ha)	10
Land type:	GRN. Allotments

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	226

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 226 dwelling + 10ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	Adjoins built form 3 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	G	No issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	G	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	A	would result in loss of provision, but surplus provision in locality
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact
21. Flood risk status	G	0.11% swf
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	A	DC/21/02073 Outline 170 dwellings unimplemented
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23478
District:	Babergh
Parish:	East Bergholt
Site Address:	Land North of Wheelers Yard, Putticks Lane, East Bergholt, Suffolk CO7 6XU.
Approx site area (ha)	0.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Intention to develop self build units
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 10-20 dwellings + 0.8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	Does not adjoin built form
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues identified
10. Developable area constraints	G	No issues identified
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	None identified
16. Relationship to national landscapes (formerly AONBs)	G	None identified

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	None identified
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and PHMZ
19. Relationship with local environmental designations	G	None identified
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	0% within flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	G	Within 400m
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23186
District:	Babergh
Parish:	Edwardstone
Site Address:	Land on the south side of Sherbourne Street Edwardstone CO10 5PD.
Approx site area (ha)	1.1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	18

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.1ha and 18 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	R	Within local landscape sensitivity

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact on listed buildings
21. Flood risk status	G	No flood risk
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Direct access to Sherbourne Street (C)
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE22981
District:	Babergh
Parish:	Elmsett
Site Address:	Mill Farm, Hadleigh Road, Elmsett, Ipswich, IP7 6ND.
Approx site area (ha)	0.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	8

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.3ha and 8 dwellings proposed
2. Extant planning status	Suitable	No extant PP - dismissed at appeal: DC/23/01271
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	owners identified
5. Flood zone 3 status	Suitable	0% in flood zone 3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designation
16. Relationship to national landscapes (formerly AONBs)	G	No designation

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	No designation
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Direct access to Hadleigh Road (U)
31. Relationship to Minerals and Waste Plan designations	G	No designations
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23098
District:	Babergh
Parish:	Elmsett
Site Address:	Land adjoining Elmsett.
Approx site area (ha)	3.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	70

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	3.9ha and 70 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow through the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	R	Viewpoint overlooking the site, and adjoins two different open spaces
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	A	Potential impact on listed buildings
21. Flood risk status	G	0.17% SWF
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Direct access to The Street (U)
31. Relationship to Minerals and Waste Plan designations	G	Not within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23139
District:	Babergh
Parish:	Elmsett
Site Address:	LAND NORTH OF THE STREET, ELMSETT, HADLEIGH, IP7 6PA.
Approx site area (ha)	2.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	44

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.2ha and unknown dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site is adjoining formal recreation, but would not result in loss of provision.
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	R	Site is adjoining Green Space designated within the neighbourhood plan Viewpoint is located within the site which has been designated within the neighbourhood plan
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 6.8%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to The Street (U)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23322
District:	Babergh
Parish:	Elmsett
Site Address:	Land to the north of Whatfield Road, Elmsett, IP7 6LX.
Approx site area (ha)	1.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 10 dwellings + 1.4ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	50% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow crosses site boundary
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	R	NP viewpoint present on the site
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within designation
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23410
District:	Babergh
Parish:	Elmsett
Site Address:	Land to the south of Whatfield Road, Elmsett, IP7 6LX.
Approx site area (ha)	5.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	37

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	5.3100 ha - approximately 37 residential dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Pylons runs through the middle of the site and would likely have significant impacts on the deliverability of the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	R	Viewpoint is located on edge of site, has potential to cause obstruction, is located within the site
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located near a grade 2 listed building, Chequers Cottage, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	A	SW - 1.10%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Main access via a U Road - Whatfield Road
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23009
District:	Babergh
Parish:	Glemsford
Site Address:	Mill Hill Farm, Glemsford Sudbury Suffolk CO10 7PU.
Approx site area (ha)	1.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	30

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.6489 ha - 25-30 houses
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 or 2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	R	Site its partly within a water recycling centre - this has the potential to cause neighbouring issues

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	A	Site is wholly located within the BMSDC National Landscape Project Area
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is located within the IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is not located within any of the designations listed A very small section of the land is located within the conservation area, the remaining of the site is located within 100m of the conservation area
21. Flood risk status	A	SW - 5%
22. Proximity to primary school	A	Site is within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5KM of a secondary school
24. Proximity to GP surgery	A	Site is within 5KM of a GP
25. Relationship to strategic transport corridor	A	Site is located outside of the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access, site is adjacent to U Road (Duffs Hill)
31. Relationship to Minerals and Waste Plan designations	A	Site is within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not within a development plan area

Site details:

SITE ID:	HE23215
District:	Babergh
Parish:	Glemsford
Site Address:	Land East Of Brook Street Glemsford
Approx site area (ha)	1.1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	18

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 18 dwellings + 1.1ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow on the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	A	Not far outside of WRC buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	Within national landscape project area
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact on listed buildings Site is adjoining the Conservation Area
21. Flood risk status	A	14.89% SWF
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	A	Site has direct access to classified road through HE23220
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23220
District:	Babergh
Parish:	Glemsford
Site Address:	Land West Of Low Street, Glemsford.
Approx site area (ha)	1.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 20 dwellings + 1.4ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	A	Just outside WRC buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	Within national landscape project area
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	A	Possible impact on list buildings Site is adjoining the Conservation Area
21. Flood risk status	G	0.47% SWF
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23389
District:	Babergh
Parish:	Glemsford
Site Address:	Land West of Park Lane, Glemsford.
Approx site area (ha)	11.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	225

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 225 dwellings + 11.4ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow on the boundary
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	Within national landscape project area
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No designations
21. Flood risk status	G	No flood risk
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	A	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23469
District:	Babergh
Parish:	Glemsford
Site Address:	Land West of Duffs Hill Glemsford CO10 7PP.
Approx site area (ha)	10
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	100

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 80-100 dwellings + 10ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built up form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No identified issues
10. Developable area constraints	A	PROW through western part of site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Approx 50% grade 2 and 50% grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	Not within designations
16. Relationship to national landscapes (formerly AONBs)	A	Within national landscape project area
17. Relationship with made Neighbourhood Plan designations	G	Not within designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	A	Possible impact Site is partly located within 100m of a conservation area
21. Flood risk status	A	2.56% swf
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site is vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Site is adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within mineral consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23123
District:	Babergh
Parish:	Great Cornard
Site Address:	Land lying to the east of Sheepshead Hill, Cornard Tye, Great Cornard, Sudbury.
Approx site area (ha)	21.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	180

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	21.4 and 180 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs through the middle of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	A	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 1.4%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a Secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Sheepshead Hill (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23150 / HE23352
District:	Babergh
Parish:	Great Cornard
Site Address:	Land South of Davidson Close, Great Cornard, Sudbury.
Approx site area (ha)	10
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Self build provision and retirement/ care home
Proposed dwellings:	200

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	10ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form
8. Lead to coalescence	G	As submitted, No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	PRoW through site - would potentially effect development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site is adjoining formal recreation, but would not result in loss of provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	A	Site is partly within the National Landscape project area

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and National Landscape Project Area
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 6%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is partly located within 800m of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	A	incomplete land registration documents as proof of evidence.
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to U Road - Prospect Hill
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23247
District:	Babergh
Parish:	Great Cornard
Site Address:	The Chestnuts Site Kings Hill Great Cornard Sudbury CO10 0EH.
Approx site area (ha)	0.7
Land type:	BRN. Not entirely sure if Brownfield - area is strip of grassland next to residential area leading to a school.

Site proposals:

Proposal:	Supported and special needs housing.
Proposed dwellings:	50

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 50 dwellings + 0.7ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	Adjoins built form 3 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	G	Urban
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	1.9% SWF
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	A	DC/18/00117 outline 8 dwellings granted
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23356
District:	Babergh
Parish:	Great Cornard
Site Address:	Land at Tye Farm, Great Cornard, Sudbury.
Approx site area (ha)	54.2
Land type:	GRN.

Site proposals:

Proposal:	Mixed use.
Proposed dwellings:	950

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	54.1814 ha - 950 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	Yes identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	PRoW runs through the middle of the site but would not impact development Pylons runs through the middle of the site and would likely have significant impacts on the deliverability of the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3 Urban
13. Impact on neighbouring uses	G	No known issues

Criteria	Score	Comments
14. Formal recreational provision	G	Site is adjoining formal recreation, but would not result in loss of provision.
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	A	Site is adjoining a Local Nature Reserve
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 0.08%
22. Proximity to primary school	A	Site is partly located within 800m of a primary school Site is partly in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	A	Site is vacant or its current use can cease within 5 - 10 Yrs, Site is occupied/in use but its current use does not require relocation.
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	A	Development is marginal or unknown.
30. Site access to public highway	G	Site has main access via U Road (Leads directly into site), A Road - A134 and C Road - Sheepshead Hill
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23507
District:	Babergh
Parish:	Great Cornard
Site Address:	Chestnuts, Cats Lane Kings Hill, Great Cornard, Sudbury, CO10 0EH.
Approx site area (ha)	0.5
Land type:	MXD. Mixed - 20% Brownfield, 80% Greenfield

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	8

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 8 dwellings + 0.5ha
2. Extant planning status	Suitable	No extant planning permission - DC/18/00117 for 8 residential units granted but lapsed
3. Existing allocation status	Suitable	No allocated within development plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	Built up form on all 4 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues identified
10. Developable area constraints	G	No issues identified
11. Brownfield, greenfield, or mixed use land	A	80% Greenfield, 20% Brownfield
12. Agricultural land use class	G	Urban
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within PHMZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	2.34% SWF
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Vacant / unused
27. Planning delivery history	A	DC/18/00117 and B/16/00500 - both outlines for 8 dwellings unimplemented
28. Evidence of ownership and agreements	R	No evidence submitted
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23040
District:	Babergh
Parish:	Great Waldingfield
Site Address:	Land at the junction of Tentree Road and The Heath, Great Waldingfield.
Approx site area (ha)	2.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	50

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.3546 ha - 40-50 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	A	Site is adjoining green space which has been allocated in the neighbourhood plan
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	G	Site is located partly within 400m of a primary school Site is located partly within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access via either B Road - B1115 or C Road - Trenttree Road
31. Relationship to Minerals and Waste Plan designations	G	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23313
District:	Babergh
Parish:	Great Waldingfield
Site Address:	Land at Great Waldingfield (Folly Road), Sudbury, Suffolk.
Approx site area (ha)	13.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	50

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 50 dwellings + 13.8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	33KV pole towers on site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Possible impact on listed buildings Site is partly located within 100m of a Conservation Area
21. Flood risk status	A	3.5% SWF
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23547
District:	Babergh
Parish:	Great Waldingfield
Site Address:	Land to North East of Great Waldingfield.
Approx site area (ha)	7.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	30

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 25-30 dwellings + 7.5ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built up form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	A	Prow on northern edge of site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Potential impact from WRC
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No impact
16. Relationship to national landscapes (formerly AONBs)	G	No impact
17. Relationship with made Neighbourhood Plan designations	R	Site contains viewpoint and adjoins open space and non designated heritage assets
18. Relationship with HRA/SSSI designations	A	Within PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	R	Possible impact Site is wholly located within the conservation area
21. Flood risk status	A	10.77 swf
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	A	Evidence not provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23363
District:	Babergh
Parish:	Groton
Site Address:	Land Northeast of Partridge Close, Groton, Sudbury, Suffolk CO10 5NX.
Approx site area (ha)	2.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	18

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.4786 ha - 18 dwellings ranging from 3 to 5 bedspaces
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs alongside the edge of this site, this wouldn't not impact on deliverability
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Site is adjoining Green space allocated in the neighbourhood plan
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is located 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Evidence of the property register has been provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via C Road, Swan Street
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23368
District:	Babergh
Parish:	Groton
Site Address:	Land West of Butchers Lane, Groton, Sudbury, Suffolk CO10 5NX.
Approx site area (ha)	1.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.1721 ha - 5 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	no sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Site is adjoining Green space allocated in the neighbourhood plan

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is not located within any of the designations listed Site is located within 100m of a conservation area
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration of the site has been provide as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via U Road - Butchers Lane
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23022
District:	Babergh
Parish:	Hadleigh
Site Address:	Field Off Red Hill Road, Hadleigh, Suffolk, IP7.
Approx site area (ha)	2.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.9253 ha - 15-20 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	A	Site is adjoining Green Space designated within the Neighbourhood plan
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 1%
22. Proximity to primary school	G	Site is within 400m of a primary school
23. Proximity to secondary school	A	Site is within 5km of a secondary school
24. Proximity to GP surgery	A	Site is within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site can be accessed via A Road - A1071 and possibly U Road - Red Hill Road
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23196
District:	Babergh
Parish:	Hadleigh
Site Address:	Land South of Hadleigh Bypass, Hadleigh.
Approx site area (ha)	18.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	320

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 300 dwellings + 18.7ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow through the sites
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and small part of grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	R	Within local landscape sensitivity and viewpoint adjoining Green Space
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact on listed buildings Site is partly located within 100m of a conservation area
21. Flood risk status	A	2.42% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23235
District:	Babergh
Parish:	Hadleigh
Site Address:	Land east of Frog Hall Lane and west of French's Farm, Hadleigh.
Approx site area (ha)	11.1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	250

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 250 dwellings + 11.1ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side and 1 commenced planning permission
8. Lead to coalescence	A	Some contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3 and urban
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	A	Adjoins non designation heritage assets
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and Mods PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact on non designated heritage assets
21. Flood risk status	G	0.28% SWF
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	G	Within 800m
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23324
District:	Babergh
Parish:	Hadleigh
Site Address:	Land Northwest of Priory Place, Benton Street, Hadleigh, Ipswich, Suffolk.
Approx site area (ha)	2.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	17

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 17 dwellings + 2.3ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Less than 75% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	Adjoins built form 3 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No constraints, PROW just on the outside of the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	G	Urban
13. Impact on neighbouring uses	R	Within WRC
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	R	Local landscape sensitivity

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Mods PHMZ
19. Relationship with local environmental designations	G	Not within designations or adjoining
20. Heritage assets impact possibility	A	Likely impact on listed buildings Site is adjoining the conservation area
21. Flood risk status	A	28.23% FZ2, 9.79% FZ3, 0.19% SWF
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	G	Part of the site within 800m
24. Proximity to GP surgery	G	Part of the site within 800m
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	A	Incomplete evidence
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23372
District:	Babergh
Parish:	Hadleigh
Site Address:	Land North of Pond Hall Road, Pond Hall Road, Hadleigh, Ipswich, Suffolk IP7 5SA.
Approx site area (ha)	3.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	3.2346 ha - 20 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	G	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SWS - 1.40%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	G	Site is located within 800m of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registry document has been provided for evidence of ownership
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via C Road - Pond Hall Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23374
District:	Babergh
Parish:	Hadleigh
Site Address:	Land off Lady Lane/Aldham Road, Hadleigh IP7 6AF.
Approx site area (ha)	1.4
Land type:	BRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	45

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.4312 ha - 45no. Dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	Yes, not within Site is located within built form
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	G	Brownfield site
12. Agricultural land use class	G	Urban
13. Impact on neighbouring uses	R	Lady Lane is on a manufacturing site, and the nature of sitting ON an employment site
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 4%
22. Proximity to primary school	G	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	G	Site is partly located within 800m of a secondary school Site is partly located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is partly located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	A	Development is marginal or unknown - Brownfield site
30. Site access to public highway	G	Site has main access via B Road - B1070 Lady Lane and U Road - Aldham Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	R	Site is more than partly located within the JLP strategic Employment Development Plan Lady Lane is on a manufacturing site, and the nature of sitting ON an employment site

Site details:

SITE ID:	HE23476
District:	Babergh
Parish:	Hadleigh
Site Address:	Land South of Pond Hall Road, Hadleigh IP7 5PH.
Approx site area (ha)	24.6
Land type:	GRN.

Site proposals:

Proposal:	Mixed use.
Proposed dwellings:	285

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed for 285 dwellings + 24.6ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built up form 1 side
8. Lead to coalescence	A	Would not lead to coalescence
9. Utilities delivery issues	G	Not within designations
10. Developable area constraints	A	Prow on some parts of the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	Not within designations
16. Relationship to national landscapes (formerly AONBs)	G	Not within designations
17. Relationship with made Neighbourhood Plan designations	R	within Local landscape sensitivity
18. Relationship with HRA/SSSI designations	A	Within PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	A	Adjoining CWS
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	0.57% swf
22. Proximity to primary school	R	Outside 800m
23. Proximity to secondary school	G	Within 400m
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented planning permission
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within mineral consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23154
District:	Babergh
Parish:	Hintlesham
Site Address:	Land at Birch Farm, Silver Hill, Hintlesham, Ipswich, IP8 3NJ.
Approx site area (ha)	2.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	30

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.4278 ha - 15-30 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would no impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	G	Site is partly within 400m of a primary school Site is partly within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has access via A road - Silver Hill as well as via a U Road (Name)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23256
District:	Babergh
Parish:	Hintlesham
Site Address:	Land West of Red House Farm.
Approx site area (ha)	0.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	7

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 7 dwellings + 0.9ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Local high pressure gas through the site but less than significant
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Just outside of WRC buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No impact
16. Relationship to national landscapes (formerly AONBs)	G	No impact
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Mods PHMZ and SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Part of the site within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	R	Does not have direct highways access and is not adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23260
District:	Babergh
Parish:	Hintlesham
Site Address:	Land North of George Street, Hintlesham, Ipswich, IP8 3NH.
Approx site area (ha)	1.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 5 dwellings + 1.2ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within FZ3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	Does not adjoin built form
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Just outside WRC buffer zone
14. Formal recreational provision	A	Open space, on a golf course so plenty of surplus
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23303
District:	Babergh
Parish:	Hintlesham
Site Address:	Land South of Duke Street, Hintlesham, Ipswich, IP8 3PP.
Approx site area (ha)	11.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	50

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 50 dwellings + 11.2ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Less than 75% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Within WRC buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	0.75% FZ2, 0.38% FZ3 and 4.95% SWF
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23315
District:	Babergh
Parish:	Hintlesham
Site Address:	The Old Barn, Chattisham Lane, Hintlesham, Ipswich, IP8 3PU.
Approx site area (ha)	0.5
Land type:	GRN. (does have existing driveway access)

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	6

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 6 dwellings + 0.5ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins commenced permission
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Just outside of water recycling centre buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and Mods PHMZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	2.47% SWF
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Part of site within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23335
District:	Babergh
Parish:	Hintlesham
Site Address:	Land South of Timperleys, Hintlesham, Ipswich, IP8 3PS.
Approx site area (ha)	4.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	4.6492 ha - 20 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Site is wholly located within a water recycling centre - there is a strong possibility development would be significantly affected by neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 7.30%
22. Proximity to primary school	A	Site is partly located within 400m of a primary school Site is partly located within 800m of primary school
23. Proximity to secondary school	A	Site is partly located within 5km of a secondary school Site is partly in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is partly located within 5km of a GP Site is partly in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Official land registration documents have been provided as proof
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	R	Access via a Not classified road that leads from a classified Road (Dukes Street)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23534
District:	Babergh
Parish:	Hintlesham
Site Address:	Land off A1071, Hadleigh Hintlesham, Ipswich IP8 3PB.
Approx site area (ha)	108.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing, Mixed use.
Proposed dwellings:	1500

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 1500 - 2000 dwellings + 108.2ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	Does not adjoin built up form - new settlement proposal
8. Lead to coalescence	A	Would contribute to some coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	A	Prow through multiple parts of the site and UKPN 33KV pole towers
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	A	Adjacent ancient woodland
16. Relationship to national landscapes (formerly AONBs)	G	No designations

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and PHMZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact
21. Flood risk status	A	5.16 swf
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Outside of transport corridor
26. Existing uses impact	G	Site is vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Small part of site within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23007
District:	Babergh
Parish:	Hitcham
Site Address:	Land South Of The Walnuts Cross Green, Hitcham, Ipswich, IP7 7LL.
Approx site area (ha)	0.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	30

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.8ha and 10-30 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owners identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact on listed buildings
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Direct access to The Causeway (B)
31. Relationship to Minerals and Waste Plan designations	G	Not within consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23152
District:	Babergh
Parish:	Hitcham
Site Address:	LAND ADJOINING, THE ELMS, THE CAUSEWAY, HITCHAM, IPSWICH, IP7 7LJ.
Approx site area (ha)	3.2
Land type:	GRN. (does have 2 out/agribuildings on north side)

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	65

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	3.2337 ha -
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of secondary school
24. Proximity to GP surgery	A	Site is located 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access from B Road - The Causeway
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23273
District:	Babergh
Parish:	Hitcham
Site Address:	Mill House, Water Run, Hitcham, Ipswich, IP7 7LN.
Approx site area (ha)	1.3
Land type:	BRN.

Site proposals:

Proposal:	Mixed use, Other - please specify.
Proposed dwellings:	27

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.3279 ha -
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW on edge of site, no site specific related issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	A Heritage Asset is located within the potential development site - Mill House, Water Run Hitcham, this asset is located on the edge of the site, and therefore there is a possibility of harm to the designated or non designated heritage asset.
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access via U Road - Unknown Name and B Road - B1115 The Water Run
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23483
District:	Babergh
Parish:	Hitcham
Site Address:	Land West of The Causeway (B1115) and south of Town Cottage, Hitcham.
Approx site area (ha)	0.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	6

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.3472 ha - proposed 6no. Dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	A	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5k of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registry document has been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access via B Road - B1115
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23484
District:	Babergh
Parish:	Hitcham
Site Address:	Land West of The Causeway (B1115), Hitcham.
Approx site area (ha)	0.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	7

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.8115 ha - 7 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registry document has been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via U Road - Oxford Meadow and B road - the Causeway
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23069
District:	Babergh
Parish:	Holbrook
Site Address:	Land to East of Abbott Way, Holbrook.
Approx site area (ha)	5.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	100

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	5.8ha and 50-100 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	Prows through the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	Within national landscape project area
17. Relationship with made Neighbourhood Plan designations	R	Within local landscape sensitivity, viewpoint overlooking site and adjoins open space

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	A	Possible impact on listed building
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	G	Part of the site within 400m
23. Proximity to secondary school	G	Within 800m
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented planning permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	R	no direct access to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23106
District:	Babergh
Parish:	Holbrook
Site Address:	Land East of Ipswich Road, Holbrook.
Approx site area (ha)	6.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	59

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	6.2ha and up to 59 dwellings proposed
2. Extant planning status	Suitable	Extant PP DC/22/00289 not commenced
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owners identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	Prow through the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	A	Just outside of WRC buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	Adjoins national landscape and within national landscape project area
17. Relationship with made Neighbourhood Plan designations	R	Within local landscape sensitivity area and designated ancient woodland

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ
19. Relationship with local environmental designations	A	Adjoins County Wildlife Site
20. Heritage assets impact possibility	A	Potential impact on listed buildings
21. Flood risk status	A	2.64% SWF
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	G	Within 800m
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Direct access to Ipswich Road (B)
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Site not protected

Site details:

SITE ID:	HE23131
District:	Babergh
Parish:	Holbrook
Site Address:	Land to North of Harkstead Road, Lower Holbrook, Ipswich, Suffolk.
Approx site area (ha)	0.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.9ha and 10 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	PRoW runs through the middle of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	G	Grade 3 Grade 4 (+)
13. Impact on neighbouring uses	A	Site is located close to a Terminal PS Water Recycling Centre
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	R	Site is wholly located within a Local Landscape sensitivity Area designated within the neighbourhood plan
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Harkstead Road (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23145
District:	Babergh
Parish:	Holbrook
Site Address:	LAND SOUTH OF HONEYSUCKLE COTTAGE, HOLBROOK.
Approx site area (ha)	0.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	8

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.3633 ha - 8 Dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	3 or more sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Site is located within a water recycling centre There is a possibility development would result in some neighbouring issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	A	Site is located within a National Landscape project area
17. Relationship with made Neighbourhood Plan designations	R	Site is wholly located within a Neighbourhood policy plan - within the local landscape sensitivity area
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	G	Site is located within 800m of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	DC/20/01474 - Outline planning application / full planning application – Refused DC/21/01802 - Outline planning application / full planning application – Refused
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access via C Road - Hyams Lane
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23231
District:	Babergh
Parish:	Holbrook
Site Address:	Land to the North of, Chimneys, Woodlands Lane, Holbrook, Ipswich, IP9 2PW.
Approx site area (ha)	3.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	40

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 40 dwellings + 3.2ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	Within AONB project area
17. Relationship with made Neighbourhood Plan designations	R	Within local landscape sensitivity and viewpoint

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact on listed building
21. Flood risk status	G	No flood risk
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	G	Within 800m
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Within consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23450
District:	Babergh
Parish:	Holbrook
Site Address:	Hyams Lane, Holbrook, Ipswich, IP9 2QF.
Approx site area (ha)	2.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	60

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed for 60 dwellings + 2.8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not located in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form on 2 sides
8. Lead to coalescence	A	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	PROW through Western edge of site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Within WRC proximity, likely issues
14. Formal recreational provision	G	No impact on provision
15. Relationship to environmental designations	G	Not within any designations

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	A	Within National Landscape Project Area and adjacent National Landscape
17. Relationship with made Neighbourhood Plan designations	R	Wholly within Local Landscape Sensitivity
18. Relationship with HRA/SSSI designations	A	Wholly within PHMZ
19. Relationship with local environmental designations	G	Not within designation
20. Heritage assets impact possibility	A	Possible harm
21. Flood risk status	A	1.02% SWF
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	G	Within 800m
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	A	Outside of strategic transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Site is adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23381
District:	Babergh
Parish:	Holton St Mary
Site Address:	Land at Holmleigh, Hadleigh Road, Holton St Mary. CO7 6NS.
Approx site area (ha)	0.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	6

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.4087 ha - 6 dwellings
2. Extant planning status	Suitable	NA
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	Yes identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is wholly located within IRZ and PHMZ

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is wholly located within IRZ and PHMZ
20. Heritage assets impact possibility	G	Site is wholly located within IRZ and PHMZ
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	A	Unofficial Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Hadleigh Road (B)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23409
District:	Babergh
Parish:	Holton St Mary
Site Address:	Land at Roger's Field, Hadleigh Road, Holton St Mary CO7 6NS.
Approx site area (ha)	1.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	25

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.5780 ha - Up to 25no. Dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has access via U Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23413
District:	Babergh
Parish:	Holton St Mary
Site Address:	Land North of Hadleigh Road, Holton St Mary, CO7 6NN.
Approx site area (ha)	0.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.5041 ha - 9 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield - The site contains an existing agricultural building.
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	DC/17/05127 - OUTLINE APPLICATION - REFUSED
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via a B Road - B1070
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23081
District:	Babergh
Parish:	Lavenham
Site Address:	Land West of Bury Road Lavenham.
Approx site area (ha)	0.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	6

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.4ha and 6 dwellings proposed
2. Extant planning status	Suitable	No extant permission commenced - DC/23/01344/OUT at appeal
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	6.42% SWF
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Direct access to Bury Road (A)
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23227
District:	Babergh
Parish:	Lavenham
Site Address:	Land at Melford Road, Lavenham.
Approx site area (ha)	1.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	40

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 30-40 dwellings + 1.7ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Excess of transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within designations
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23232
District:	Babergh
Parish:	Lavenham
Site Address:	Land between Melford Road and Bridge Street Road, Lavenham, CO10 9SD.
Approx site area (ha)	6.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	150

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	6.9ha and up to 150 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owners identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 2%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	A	Site is vacant or its current use can cease within 5 - 10 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	A	Unofficial land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Bridge Street (C), Melford Road (C)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23284
District:	Babergh
Parish:	Lavenham
Site Address:	Land west of Brent Eleigh Road, Lavenham, Sudbury, CO10 9PE.
Approx site area (ha)	12.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	250

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	12.5129 ha - 250 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Site is partly located within a water recycling centre
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 0.23%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within a the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site can be accessed via either A Road - Brent Eleigh Road or U Road - Bears Lane
31. Relationship to Minerals and Waste Plan designations	G	Site is NOT located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE22982
District:	Babergh
Parish:	Lawshall
Site Address:	Land opposite Corders Shed, Bury Road, Lawshall, Bury St. Edmunds, IP29 4PJ.
Approx site area (ha)	1.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.5ha and 5 dwellings
2. Extant planning status	Suitable	no extant PP DC/18/02099 - refused Dec 2018 pre-app DC/23/04151
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in flood zone 3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Not within designations
17. Relationship with made Neighbourhood Plan designations	G	Not with designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	5.3% within SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 800m
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No extant planning permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Direct access to Bury Road (C)
31. Relationship to Minerals and Waste Plan designations	G	Not within consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23048
District:	Babergh
Parish:	Leavenheath
Site Address:	Land on the east side of Edies Lane, Leavenheath, Colchester.
Approx site area (ha)	12.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	14

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	12.7ha and over 14 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues, prowl borders site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and Mods PHMZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Possible impact on listed buildings
21. Flood risk status	A	3.9 SWF%
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Direct access to A road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23222
District:	Babergh
Parish:	Leavenheath
Site Address:	Western parcel of land south of High Road, Leavenheath.
Approx site area (ha)	2.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	40

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 40 dwellings + 2.7ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	G	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23236
District:	Babergh
Parish:	Leavenheath
Site Address:	Eastern parcel of land south of High Road, Leavenheath.
Approx site area (ha)	2.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	40

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 40 dwellings + 2.6ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	Does not adjoin built form
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and Mods PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23291
District:	Babergh
Parish:	Leavenheath
Site Address:	Agricultural Land, Plough Lane, Leavenheath CO6 4PH.
Approx site area (ha)	1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 9 dwellings + 1ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Mods PHMZ and SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	No impact
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23487
District:	Babergh
Parish:	Leavenheath
Site Address:	Land to the South of Cock Street. Leavenheath, C06 4PJ.
Approx site area (ha)	0.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.5115 ha - Up to 9 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	Not within listed designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Yes, not within No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield Site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	A	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	R	Site is located in both AONB and National Landscape Project Area
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 0.02%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Main access via U Road - Unnamed, leading from Plough Lane
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23488
District:	Babergh
Parish:	Leavenheath
Site Address:	Land to the South of Harrow Street, Leavenheath, C06 4PW.
Approx site area (ha)	0.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.8743 ha - Up to 9 houses
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 2%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	site has main access via U Road - unknown name and U Road: Harrow Street
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23490
District:	Babergh
Parish:	Leavenheath
Site Address:	Land to the East of A134, Leavenheath, Suffolk, C06 4PL.
Approx site area (ha)	0.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.8662 ha - up to 9 houses
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly within IRZ Site is partly within PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 0.85%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5Km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via A Road - A131
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23493
District:	Babergh
Parish:	Leavenheath
Site Address:	Land to the North of Cock Street, Leavenheath, C06 4PJ.
Approx site area (ha)	0.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.3406 ha - Up to 9 houses
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in listed designations (within national landscape)

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	R	Site is wholly located within both AONB and National Landscape Project Area

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a secondary school
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access via U Road - Unclassified
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23503
District:	Babergh
Parish:	Leavenheath
Site Address:	Land to E of St Matthew's Church, Leavenheath CO6 4PW.
Approx site area (ha)	1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.0414 ha - Up to 9 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Site is located within a Water recycling centre - IN Line PS, there is a strong possibility development would be significantly affected by neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 3%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5k of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via U Road - unnamed
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23510
District:	Babergh
Parish:	Leavenheath
Site Address:	Land to the west of Edies Lane, Leavenheath, Suffolk, CO6 4PA.
Approx site area (ha)	0.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed for 9 dwellings + 0.7ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built up form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues identified
10. Developable area constraints	A	PROW through part of site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	G	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	No designations
17. Relationship with made Neighbourhood Plan designations	A	No designations
18. Relationship with HRA/SSSI designations	A	Within PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Possible harm
21. Flood risk status	G	0% in flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not in transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented permission
28. Evidence of ownership and agreements	R	No evidence submitted
29. Evidence of viability	G	Likely viable
30. Site access to public highway	R	Does not have direct highways access or adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Mineral consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23515
District:	Babergh
Parish:	Leavenheath
Site Address:	Land at Daltons Farm Plough Lane, C06 4PL.
Approx site area (ha)	0.4
Land type:	BRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 9 dwellings + 0.4ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated with Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	Does not adjoin built up form
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	G	No issues
11. Brownfield, greenfield, or mixed use land	G	Brownfield
12. Agricultural land use class	G	Grade 3
13. Impact on neighbouring uses	G	No issues
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	R	Within National Landscape
17. Relationship with made Neighbourhood Plan designations	G	Not within designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	0% within flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site is available
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	G	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23517
District:	Babergh
Parish:	Leavenheath
Site Address:	Land to the East of Honey Lane, Leavenheath, C06 4NY.
Approx site area (ha)	0.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 9 dwellings + 0.6ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built up form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	G	No issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	Adjacent national landscape and national landscape project area
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	0% within flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Outside of transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented planning permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	R	Site is not adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23518
District:	Babergh
Parish:	Leavenheath
Site Address:	Land to the South of Honey Lane CO6 4NY.
Approx site area (ha)	0.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 9 dwellings + 0.6ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated with Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built up form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	A	Prow on southern part of site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No issues
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No issues
16. Relationship to national landscapes (formerly AONBs)	A	Adjacent national landscape and national landscape project area
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and PHMZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	A	Potential heritage impact
21. Flood risk status	G	0% within flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Outside transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence submitted
29. Evidence of viability	G	No issues
30. Site access to public highway	R	Site is not adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23686
District:	Babergh
Parish:	Lindsey
Site Address:	Land to the south of the corner with Drinkstone Lane, IP7 6PP.
Approx site area (ha)	0.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed for 5 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Site is not allocated
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Not within flood zone
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Within WRC buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	G	No designations

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact on heritage assets
21. Flood risk status	A	6.2% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjoins classified unnumbered
31. Relationship to Minerals and Waste Plan designations	G	Not within designations
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23319
District:	Babergh
Parish:	Lindsey Tye
Site Address:	Land to the west of The Tye, Lindsey, IP7 6PP.
Approx site area (ha)	1.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	15

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 15 dwellings + 1.2ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Within WRC buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Possible impact on listed buildings
21. Flood risk status	G	0.03% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within designation
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23016
District:	Babergh
Parish:	Little Waldingfield
Site Address:	Land North of Church Road. The Stables, Church Road, Little Waldingfield CO10 0SP.
Approx site area (ha)	3.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing, Mixed use.
Proposed dwellings:	72

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	3.5859 ha
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Site is not located within any of the designations listed, but would cause obstruction to a viewpoint that is designation within the local neighbourhood plan
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is not located within any of the designations listed Site is adjoining the conservation area and located within 100m of the conservation area
21. Flood risk status	A	SW - 8%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Full evidence provided, registration of land document attached
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access, C Road - Church Road
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within any of the designations listed
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23118
District:	Babergh
Parish:	Long Melford
Site Address:	Land a High Street Farm, long melford, CO10 9BD.
Approx site area (ha)	29.1
Land type:	GRN. (although has agri buildigns and farm track)

Site proposals:

Proposal:	Housing (C3), Other - please specify. BNG Public Open Space
Proposed dwellings:	525

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	29.1ha and 525 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge and through the middle of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site - 96.5 Brownfield site - 3.5
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	A	Site is located close to a IN LINE PS water recycling centre - there is a possibility development would result in some neighbouring use issues.

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	R	Site is located within National Landscape Sensitivity Area
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	R	Site is located close to several grade 2 listed buildings, site is also adjacent to Parke Gardens Site is adjoining conservation area and is partly located within the conservation area
21. Flood risk status	A	Sw - 2%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is partly located within 5km of a secondary school Site is partly in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to High Street (A)
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23128
District:	Babergh
Parish:	Long Melford
Site Address:	land to the north of windmill hill, long melford, CO10 9AE.
Approx site area (ha)	4.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. BNG Public Open Space
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	4.9ha and 10 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	A	Site is located close to a water recycling centre - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	R	Site is located within the National Landscape Project Area
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Windmill Hill (A)
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23132
District:	Babergh
Parish:	Long Melford
Site Address:	land to the west of kings lane, long melford sudbury CO10 0BG.
Approx site area (ha)	15.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. BNG Public Open Space
Proposed dwellings:	260

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	15.8ha and 260 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site and through the middle, but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site is adjoining formal recreation, but would not result in loss of provision.

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	A	Site is wholly located within the National Landscape project Area
17. Relationship with made Neighbourhood Plan designations	A	Site is adjoining Green Space allocated within the neighbourhood plan
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	A	Site is adjoining both the Local Wildlife Site (LoWS) and Local Nature Reserve (LNR)
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is partly located within 800m of a primary school Site is partly in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is partly located within 800m of a GP Site is partly located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to A134
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23137
District:	Babergh
Parish:	Long Melford
Site Address:	Land to the South of Mills Lane, Long Melford, Sudbury, CO10 0EQ.
Approx site area (ha)	5.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. BNG. Public Open Space
Proposed dwellings:	90

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	5.3ha and 90 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	A	Site is wholly located within the National Landscape Project Area
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located close to a grade 2 listed building, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Mills Lane (U)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23359
District:	Babergh
Parish:	Long Melford
Site Address:	Land off Springlands Way, Sudbury.
Approx site area (ha)	45.2
Land type:	GRN.

Site proposals:

Proposal:	Mixed use.
Proposed dwellings:	903

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	45.1804 ha -
2. Extant planning status	Suitable	No extant PP for housing
3. Existing allocation status	Suitable	Is allocated under saved policy, but for employment, with no development under construction currently
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	A	Would contribute to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow and ukpn 33v pole towers through site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	Within national landscape project area
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	A	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	0.19% SWF
22. Proximity to primary school	G	Small part of the site within 400m
23. Proximity to secondary school	G	Part of the site within 800m
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	A	Extant permission as part of wider scheme for half the site. This part was for employment but unimplemented
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjoins A and U Roads
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	R	Saved policy, employment

Site details:

SITE ID:	HE23375
District:	Babergh
Parish:	Long Melford
Site Address:	Land north of St. Catherines Road, Long Melford.
Approx site area (ha)	0.3
Land type:	BRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	8

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.2719 ha - 8 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	Yes identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	3 or more sides of the site adjoin to built form or commenced planning permission .
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	G	Brownfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a water recycling centre - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	A	Site is wholly located within a National Landscape Project Area

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	R	Site is located adjacent to a walled garden which has been labelled as a listed building, there is a possibility of harm to designated or non-designated heritage assets. More than half of the site is located within the conservation area
21. Flood risk status	G	SW - 0.97%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	G	Site is located within 800m of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	A	Unofficial land registrations documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to St Catherines Road (U)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23536
District:	Babergh
Parish:	Long Melford
Site Address:	Land off Station Road, Long Melford CO10 9HW.
Approx site area (ha)	11.1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	222

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	11.1ha - proposed dwellings not specified
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	A	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	A	Prow and UKPN 33KV pole towers on site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	Within national landscape project area
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	G	No designations

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact on scheduled monument
21. Flood risk status	G	0% flood risk
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented planning permission
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	R	Not adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23065
District:	Babergh
Parish:	Monks Eleigh
Site Address:	Land to North of The Street, Monks Eleigh.
Approx site area (ha)	0.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	6

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.9ha and 6 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow through the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	R	Possible impact on listed buildings Site is wholly located within the conservation area
21. Flood risk status	G	No flood risk
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Direct Access to The Street (A)
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23197
District:	Babergh
Parish:	Monks Eleigh
Site Address:	Highland Farm, Land Adjoining the North of Monks Eleigh, Babergh.
Approx site area (ha)	2.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	30

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 30 dwellings + 2.9ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	A	Potential impact on listed buildings Site is partly located within 100m of a conservation area
21. Flood risk status	G	0.18%
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23384
District:	Babergh
Parish:	Monks Eleigh
Site Address:	Land South of Brent Eleigh Road.
Approx site area (ha)	0.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.9431 ha - 3 to 5 dwellings
2. Extant planning status	Suitable	NA
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	Yes identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield sites
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	R	Site is not located within any of the designations listed Site is wholly located within the conservation area
21. Flood risk status	A	FZ2 - 21% FZ3 - 15% SW - 10%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Brent Eleigh Road (A)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Nayland with Wissington

Site details:

SITE ID:	HE23112
District:	Babergh
Parish:	Nayland with Wissington
Site Address:	Site adjacent Paddock Grove, Harpers Hill, Nayland, Nr Colchester, CO6 4FU.
Approx site area (ha)	0.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Self Build
Proposed dwellings:	17

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.8ha and 17 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owners identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	R	Site is wholly located within the National Landscape and the National Landscape Project Area
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	A	Unofficial land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	A	Site has direct access to a Not Classified Road leading off A134. Site has indirect access to a classified road through another site which is also promoted for development C Road - Weston Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23278
District:	Babergh
Parish:	Nayland with Wissington
Site Address:	Site adjacent Meadow Cottages, Wiston Road, Nayland, Suffolk. CO6 4LT.
Approx site area (ha)	1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.0482 ha - 15 - 20 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield Site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	R	Site is wholly located within the AONB Site is wholly located within the National Landscape Project Area
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 0.50%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via C Road - Wiston Road and U Road - Unknown Name
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23446
District:	Babergh
Parish:	Nayland with Wissington
Site Address:	Land Northeast of Harpers Hill Nayland, Sudbury.
Approx site area (ha)	6.8
Land type:	MXD. about 5% brownfield 95% Greenfield

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	55

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 45-55 dwellings + 6.8ha
2. Extant planning status	Suitable	DC/20/01527 - 1 dwelling - not relevant given difference in scale
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	PROW through Eastern part of site
11. Brownfield, greenfield, or mixed use land	A	Majority of site is GF
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No neighbouring issues
14. Formal recreational provision	A	would result in loss of provision, but surplus provision in locality
15. Relationship to environmental designations	G	Not within designations
16. Relationship to national landscapes (formerly AONBs)	R	Wholly within National Landscape and National Landscape Project Area

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Not within any designations
18. Relationship with HRA/SSSI designations	A	Wholly within designations
19. Relationship with local environmental designations	A	partially adjoining CWS
20. Heritage assets impact possibility	G	No potential harm
21. Flood risk status	A	1.46% SWF
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	R	In excess of 5km
24. Proximity to GP surgery	R	In excess of 5km
25. Relationship to strategic transport corridor	A	Outside of strategic transport corridor
26. Existing uses impact	G	Site is vacant
27. Planning delivery history	G	No relevant planning history
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site is adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Wholly within Minerals and Waste consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for alternative use in JLP1

Nedging with Naughton

Site details:

SITE ID:	HE23000
District:	Babergh
Parish:	Nedging with Naughton
Site Address:	Land Off Crowcroft Road NedgingTye IP77HR.
Approx site area (ha)	0.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.6ha and 9 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	Adjoins built form 3 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Within WRZ buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No impact
16. Relationship to national landscapes (formerly AONBs)	G	No impact
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Site is located within the IRZ designation

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	0.57% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	A	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	R	No direct access
31. Relationship to Minerals and Waste Plan designations	G	Not within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23388
District:	Babergh
Parish:	Nedging with Naughton
Site Address:	Land off Crowcroft Road, Nedging Tye, Suffolk. IP7 7HR.
Approx site area (ha)	0.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 9 dwellings + 0.6ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	Adjoins built form 3 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Within WRC buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	A	Potential impact on listed buildings
21. Flood risk status	G	0.57% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	R	Does not have direct highways access
31. Relationship to Minerals and Waste Plan designations	G	Not within designations
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23419
District:	Babergh
Parish:	Nedging with Naughton
Site Address:	Land South of Ipswich Road Nedging Tye.
Approx site area (ha)	0.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	7

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.4603 ha - 7 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Site is wholly located within a Water Recycling Centre
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located near two different listed building, Lavender Cottage and Jasmine Cottage - there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	A	Site is occupied/in use but its current use does not require relocation - The land is currently farmed and timescales are based on allowing the crop at that time to be completed.
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via B Road - Ipswich Road
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23420
District:	Babergh
Parish:	Nedging with Naughton
Site Address:	Land North of Ipswich Road Nedging Tye.
Approx site area (ha)	0.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	6

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.3727 ha - 6 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Site is partly located within within a water recycling centre
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located near a grade 2 listed building, Tye Cottage - there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	A	SW - 3%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	A	Site is occupied/in use but its current use does not require relocation - The land is currently farmed and timescales are based on allowing the crop at that time to be completed.
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via U Road - Unnamed and B Road - Ipswich Road
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23421
District:	Babergh
Parish:	Nedging with Naughton
Site Address:	Land North of Nedging Road.
Approx site area (ha)	0.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	7

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.7309 ha - 7 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a water recycling centre, there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within a transport corridor
26. Existing uses impact	A	Site is occupied/in use but its current use does not require relocation - The land is currently farmed and timescales are based on allowing the crop at that time to be completed.
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access U Road -
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23147
District:	Babergh
Parish:	Newton
Site Address:	Site adjacent Blacksmiths Close, Sudbury Road, Newton. CO10 0XW.
Approx site area (ha)	0.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	12

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.7861 ha - 9 - 12 dwellings
2. Extant planning status	Suitable	No extant PP DC/23/01144 Status: Refused
3. Existing allocation status	Suitable	Within Green Space
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	3 of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issue
10. Developable area constraints	G	No known issue
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	R	Site is wholly located within a neighbour policy plan - within Green Space
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	R	Only access via a Not classified road - Blacksmith Close
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23160
District:	Babergh
Parish:	Newton
Site Address:	Site adjacent Assington Road, Newton, Sudbury. Suffolk. CO10 0QX.
Approx site area (ha)	2.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	44

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.2ha and unknown dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site is adjoining formal recreation, but would not result in loss of provision.
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	A	Site is adjoining to Green Space designated with the neighbourhood plan
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to A134
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23176
District:	Babergh
Parish:	Newton
Site Address:	Site adjacent Red House Close, Sudbury Road, Newton, Sudbury, Suffolk. CO10 0TY.
Approx site area (ha)	0.4
Land type:	GRN. (although an established tarmac and gated entrance is in situ)

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.4ha and up to 5 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site - Garden
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site is adjoining formal recreation, but would not result in loss of provision.
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	R	Site is wholly located within Green Space which has been designated in the Neighbourhood Plan
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located with the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Official land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	A	Site currently do not have direct access to a classified road. Site could have main access via A Road - Sudbury Road, which would go via another site HE23174, which has been submitted for the call for sites.
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23279
District:	Babergh
Parish:	Newton
Site Address:	Site behind Gothic House and adjacent to Redhouse Close, Sudbury Road, Newton, Sudbury Suffolk.
Approx site area (ha)	0.7
Land type:	GRN. (although an established tarmac and gated entrance is in situ)

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.6534 ha - 8- 10 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Allocated within Green Space
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Site is wholly located within a neighbourhood plan policy - Green space

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	A	Main access via Not classified road, which runs from sudbury road, access from sudbury road directly is not possible as this cuts over another submitted site
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23462
District:	Babergh
Parish:	Newton
Site Address:	Land to the north of Land to the north of Assington Road, Newton, CO10 0QX.
Approx site area (ha)	17.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Landscaping, POS, BNG. Community facility.
Proposed dwellings:	320

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed for 320 dwellings + 17.7ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Site is not allocated within development plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% of Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No issues
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	Not within designations
16. Relationship to national landscapes (formerly AONBs)	G	Not within designations
17. Relationship with made Neighbourhood Plan designations	G	Not within designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	A	Potential impact
21. Flood risk status	A	5.12% swf
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Site is adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23134
District:	Babergh
Parish:	Polstead
Site Address:	Land East Of Heath Road, CO6 5BG.
Approx site area (ha)	0.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.6ha and 9 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	A	A point of the site is adjoining a Ancient woodland designation
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	A	A point of the site is adjoining a county wildlife site
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	A	No evidence provided Unofficial land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Heath Road (U)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23013
District:	Babergh
Parish:	Polstead
Site Address:	Land Adjacent To Hadleigh Road Nearest post code CO10 5JH.
Approx site area (ha)	0.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	6

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.5847 ha - 6 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not within an allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% within FZ3
6. Contained within environmental designations	Suitable	0% within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW 3%
22. Proximity to primary school	R	Site is in excess of 800M of a primary school
23. Proximity to secondary school	R	Site is in excess of 5KM of a Secondary school
24. Proximity to GP surgery	R	Site is in excess of 5KM of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access, U Road - Hadleigh Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23168
District:	Babergh
Parish:	Raydon
Site Address:	Land East of Brett Vale Gold Club and South of The Gardens, Raydon IP7 5LR.
Approx site area (ha)	8.1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing, Mixed use, Other - please specify. Shop
Proposed dwellings:	50

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	8.1ha and 50 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs through the middle of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is partly located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Noaks Road (U) and B1070
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23514
District:	Babergh
Parish:	Raydon
Site Address:	Land south of Woodlands Road, Raydon.
Approx site area (ha)	3.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	80

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 70-80 dwellings + 3.5ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	Adjoins built form 3 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	A	Prow through site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	G	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	G	SSSI IRZ and PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact
21. Flood risk status	G	0.89% swf
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Outside of transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within safeguarding area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23283
District:	Babergh
Parish:	Semer
Site Address:	Cosford Rise, Semer, Ipswich, IP7 6HL.
Approx site area (ha)	3.5
Land type:	MXD.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	3.4605 ha - 6 - 10 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	50% greenfield site 50% brownfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 0.60%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via Union Road - A 1141
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23330
District:	Babergh
Parish:	Shimpling
Site Address:	Land South Of Gents Lane, Shimpling.
Approx site area (ha)	1.1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.0528 ha - 9 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No Known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is located within excess of 800m of a primary school
23. Proximity to secondary school	R	Site is located within excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is located within excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Main access via U Road - Gents Lane
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23334
District:	Babergh
Parish:	Shimpling
Site Address:	LAND SOUTH OF BARNFIELD, SHIMPLING.
Approx site area (ha)	0.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.3917 ha - 5 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	A	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs through the middle and along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is located within excess of 800m of a primary school
23. Proximity to secondary school	R	Site is located within excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is located within excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	R	Site is located on West way which is currently not a known road and therefore there is no access, West Way leads from a main road which is a U Road - Gents Lane and U Road - Barnfield
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23337
District:	Babergh
Parish:	Shimpling
Site Address:	LAND SOUTH OF SLOUGH HILL, SHIMPLING.
Approx site area (ha)	0.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	6

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.6182 ha - 6 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	R	Site is located adjoining a grade 2 listed building - Athe Cottage
21. Flood risk status	G	SW - 0.26%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via C Road - Slough Hill
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE22989
District:	Babergh
Parish:	Shotley
Site Address:	Land to North of The Street, Shotley.
Approx site area (ha)	7.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	40

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	7.6ha and 15-40 dwellings proposed
2. Extant planning status	Suitable	No extant PP DC/22/05162 - Erection of 43No. dwellings (including 15No. affordable homes) Refused 23/08/23
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	33V pole towers on site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	Within national landscape project area

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	G	Within Mods PHMZ and SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No extant planning permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Direct access to The Street (B)
31. Relationship to Minerals and Waste Plan designations	A	Within consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23297
District:	Babergh
Parish:	Shotley
Site Address:	Land to the east of The Street B1456, Shotley (nearest postcode IP9 1PH).
Approx site area (ha)	6.1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	100

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 100 dwellings + 6.1ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No know issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	A	Just outside of WRC buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	R	Within national landscape project area and national landscape project area
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Not within transport corridor
26. Existing uses impact	G	No impact
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	R	Does not have direct highways access and is not adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	No impact

Site details:

SITE ID:	HE23301
District:	Babergh
Parish:	Shotley
Site Address:	Land off the B1456, south of Nether Hall and close to Rose Farm, Shotley, Ipswich, Suffolk, IP9 1PH.
Approx site area (ha)	0.3
Land type:	BRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 5 dwellings + 0.3ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	R	Within WRC buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	Adjoins national landscape and national landscape project area
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	A	Not within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not impact

Site details:

SITE ID:	HE23302
District:	Babergh
Parish:	Shotley
Site Address:	Land south of Kingsland, Shotley (near postcode IP9 1PH).
Approx site area (ha)	4.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	75

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 75 dwellings + 4.6ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	National landscape project
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	G	Mods PHMZ and SSSI IRZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23306
District:	Babergh
Parish:	Shotley
Site Address:	Land south of The Street 81456, Shotley (near postcode IP9 1PH).
Approx site area (ha)	2.9
Land type:	GRN. (does have farm driveways and agri buildings)

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	71

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 71 dwellings + 2.9ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	Would not lead to coalescence
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	Within national landscape project areas
17. Relationship with made Neighbourhood Plan designations	G	No impact
18. Relationship with HRA/SSSI designations	G	Within SSSI IRZ and Mods PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	R	Likely impact on listed building
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Available immediately
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23396
District:	Babergh
Parish:	Shotley
Site Address:	King Edward VII Drive, Shotley Marina, Shotley Suffolk. IP7 1QR.
Approx site area (ha)	0.2
Land type:	BRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 5 dwellings + 0.2ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Less than 75% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow through the site
11. Brownfield, greenfield, or mixed use land	G	Brownfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	A	would result in loss of provision, but surplus provision in locality
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	Within AONB project area
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	R	No impact More than half of the site is located with the conservation area
21. Flood risk status	A	35% FZ2, 22.08% FZ3
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Immediately available
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	R	Does not have direct highways access and is not adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23460
District:	Babergh
Parish:	Shotley
Site Address:	Land south of The Street, Shotley Street, Shotley, Ipswich.
Approx site area (ha)	1.3
Land type:	GRN. (does have farm driveways and agri buildings)

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	18

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 18 dwellings + 1.3ha
2. Extant planning status	Suitable	No extant planning permission - DC/22/06397 for 18 dwellings withdrawn
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	G	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact on open space. Site does border open space however.
15. Relationship to environmental designations	G	Not within designations
16. Relationship to national landscapes (formerly AONBs)	A	Within national landscape project area
17. Relationship with made Neighbourhood Plan designations	G	Not within designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within IRZ and PHMZ
19. Relationship with local environmental designations	G	Not within
20. Heritage assets impact possibility	A	Potential impact on heritage assets
21. Flood risk status	G	0% flooding
22. Proximity to primary school	G	Within 400m of school
23. Proximity to secondary school	A	Within 5km of school
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	A	Outside of transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	A	DC/22/06397 Outline 18 dwellings not implemented / progressed
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	No known issues
30. Site access to public highway	G	Site is adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals and waste consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23008
District:	Babergh
Parish:	Sroughton
Site Address:	Land North Of The A1071, Ipswich (Wolsey Grange 2).
Approx site area (ha)	52.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Delivery of a new Primary School.
Proposed dwellings:	750

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	52.9258 ha - Up to 750 dwellings, including 262 affordable houses.
2. Extant planning status	Suitable	Status: Granted Wolsey Grange Has planning permission, which hasn't commenced
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 or 2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Less than significant site specific issue - PRow through middle of site
11. Brownfield, greenfield, or mixed use land	A	Greenfield Site
12. Agricultural land use class	A	Grade 2 partly Grade 3 partly

Criteria	Score	Comments
13. Impact on neighbouring uses	R	Site sits partly within a water recycling centre - There is a possibility development would result in some issues Potential policy trigger
14. Formal recreational provision	G	Site would not impact provision
15. Relationship to environmental designations	G	Site is not located within the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within the designations listed
17. Relationship with made Neighbourhood Plan designations	R	The site has several different viewpoints either surrounding or within the site and therefore the site is located within a neighbourhood plan designation The site is adjoining green space
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within designation
20. Heritage assets impact possibility	G	Site is not located within designation
21. Flood risk status	A	FZ 2 - 14% FZ 3 - 13% SW - 6%
22. Proximity to primary school	A	A majority of the site is located between two primary schools and are in distance of 800m, it should be noted that this the middle section of the site
23. Proximity to secondary school	A	Site is within 5KM of a secondary school
24. Proximity to GP surgery	A	Site is within 5KM of a GP
25. Relationship to strategic transport corridor	G	Site is wholly within the transport corridor
26. Existing uses impact	G	5-10 yrs Site is occupied / in use but its current use doesn't require relocation
27. Planning delivery history	A	DC/21/02671- OUTLINE PERMISSION – NOT STARTED
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	A	Hadleigh Road - C A1071 A14 Site has indirect access to a classified road through another

Criteria	Score	Comments
		site which is within this application (1 parcel of the site is accessed via a Not classified road - Church Lane)
31. Relationship to Minerals and Waste Plan designations	A	Site is wholly within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not located within a development plan area

Site details:

SITE ID:	HE23056
District:	Babergh
Parish:	Sproughton
Site Address:	Land to the Rear of Chantry View, Hadleigh Road, Ipswich, IP2 0BT.
Approx site area (ha)	0.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	6

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.6ha and 6 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	G	Non agricultural
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	A	Adjoins open space and non designated heritage asset
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	A	Adjoins CWS
20. Heritage assets impact possibility	A	Adjoins non designated heritage asset
21. Flood risk status	A	6.76% FZ2, 4.93% FZ3 and 1.74% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	direct access to Hadleigh Road (c)
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Site not protected

Site details:

SITE ID:	HE23233
District:	Babergh
Parish:	Sproughton
Site Address:	Land off Church Road, Sproughton.
Approx site area (ha)	3.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	60

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 60 dwellings + 3.2ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Less than 75% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Within WRC buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	R	Viewpoints overlooking site
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and Mods PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	R	86.64 FZ2, 36.67 FZ3 and 17.18% SWF
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23296
District:	Babergh
Parish:	Sproughton
Site Address:	Land to North of London Road, Ipswich, IP2 0SS.
Approx site area (ha)	1.9
Land type:	BRN. (appears to have once been garden, has fence across the front)

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	25

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 25 dwellings + 1.9ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No impact
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No impact
20. Heritage assets impact possibility	A	Potential impact on parks and garden
21. Flood risk status	G	No flood risk identified
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permission
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23326
District:	Babergh
Parish:	Sproughton
Site Address:	Land adjacent Sproughton House, Sproughton IP8 3AP.
Approx site area (ha)	4.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	70

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 50-70 dwellings + 4.2ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	A	Just outside of WRC buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	R	Within local landscape sensitivity
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact on listed buildings
21. Flood risk status	A	1.17% SWF
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23348
District:	Babergh
Parish:	Sproughton
Site Address:	Land west of Loraine Way, Sproughton.
Approx site area (ha)	4.3
Land type:	MXD.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing, Mixed use.
Proposed dwellings:	60

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	4.3151 ha - 60 dwellings
2. Extant planning status	Suitable	DC/19/00567 - Outline Planning Application - Withdrawn
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	Yes identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site 84% Brownfield site 16%
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a water recycling centre - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site is adjoining formal recreation, but would not result in loss of provision.

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located on edge of site, has potential to cause obstruction, but is not located within the site Viewpoint is located outside of the site facing towards the site, has potential to cause obstruction Site is adjoining green Space designated with
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Loraine Way (B)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23361
District:	Babergh
Parish:	Sproughton
Site Address:	Land to South of Hadleigh Road A1071 (Beagle Roundabout) at Swan Hill.
Approx site area (ha)	4.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	100

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	4.8303 ha - 100 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	Site is not adjoining 1 side of built form as A14 sits between
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	Pylons runs along the edge of the site and would not likely have significant impacts on the deliverability of the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield Site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 0.27%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	The site is economically viable for development and there are no abnormal costs associated with the site which we are aware of that would affect viability - we believe that the site is deliverable with existing infrastructure.
30. Site access to public highway	G	Main Access via: C Road - Swan Hill and Adj to A14, A1071
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23461
District:	Babergh
Parish:	Sproughton
Site Address:	Land off Church Lane, Sproughton, Ipswich, Suffolk.
Approx site area (ha)	7.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	100

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed for 80-100 dwellings + 7.9ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in development plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	PROW encroaches southern part of site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Majority grade 3, small amount of 2
13. Impact on neighbouring uses	A	Partially within WRC zone
14. Formal recreational provision	G	No impact on open space. Only borders open space to the north.
15. Relationship to environmental designations	G	Not within designations
16. Relationship to national landscapes (formerly AONBs)	G	Not within designations
17. Relationship with made Neighbourhood Plan designations	R	Partially within Green space and Local Landscape Sensitivity

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and PHMZ
19. Relationship with local environmental designations	G	Not within designation
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	0.62% swf
22. Proximity to primary school	G	Site is within 400m
23. Proximity to secondary school	A	within 5km
24. Proximity to GP surgery	A	within 5km
25. Relationship to strategic transport corridor	G	within transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	No known issues
30. Site access to public highway	G	Site is adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23687
District:	Babergh
Parish:	Sproughton
Site Address:	Land east of Loraine Way, Sproughton.
Approx site area (ha)	3.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	50

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 50 dwellings
2. Extant planning status	Suitable	No extant permissions
3. Existing allocation status	Suitable	Not allocated for residential development
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Less than 75%
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	R	Within special character area and viewpoints overlooking site. Adjoins listed buildings.
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	R	Likely impact on listed buildings
21. Flood risk status	A	5.5% FZ3, 5.5% FZ2
22. Proximity to primary school	G	Part of site within 400m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	A	Adjoins classified B road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals waste consultation
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23223
District:	Babergh
Parish:	Stanstead
Site Address:	LAND EAST OF UPPER STREET STANSTEAD.
Approx site area (ha)	0.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	8

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 8 dwellings + 0.5ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow through the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No issues
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact on listed buildings
21. Flood risk status	G	No flood risk
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within designations
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23318
District:	Babergh
Parish:	Stanstead
Site Address:	LAND SOUTH OF ALSTON CRESCENT STANSTEAD CO10 9AN.
Approx site area (ha)	0.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.6 and 9 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owners identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Pumping station buffer zone overlaps site
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	Within national landscape project area
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	4.5% FZ2, 1.84% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	direct access to Lower Street (B)
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Stoke by Nayland

Site details:

SITE ID:	HE23055
District:	Babergh
Parish:	Stoke by Nayland
Site Address:	Land North of the B1068, Stoke by Nayland.
Approx site area (ha)	2.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing, Mixed use.
Proposed dwellings:	35

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.9ha and 35 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	R	Wholly within National Landscape
17. Relationship with made Neighbourhood Plan designations	G	No known issues
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and Mods PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	R	Possible impact on listed buildings Site is partly located within the conservation area
21. Flood risk status	G	No flood risk
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	direct access to B road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23083
District:	Babergh
Parish:	Stoke by Nayland
Site Address:	Land West of Sudbury Road, Stoke by Nayland.
Approx site area (ha)	0.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. 100% Affordable Housing
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.9ha and 10 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	R	Within national landscape
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	Not within designations

Criteria	Score	Comments
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Direct access to Sudbury Road (B)
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23085
District:	Babergh
Parish:	Stoke by Nayland
Site Address:	Land South of Butt Road, Stoke by Nayland.
Approx site area (ha)	1
Land type:	GRN. (allotments)

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	25

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1ha and 25 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow through the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	A	would result in loss of provision, but surplus provision in locality
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	R	Within national landscape
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	R	Potential impact on heritage assets Wholly site is located within the conservation area
21. Flood risk status	G	No flood risk
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Direct access to Butt Road (U)
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23282
District:	Babergh
Parish:	Stoke by Nayland
Site Address:	Land north of Sudbury Road, Stoke By Nayland, Colchester, CO6 4RH.
Approx site area (ha)	1.1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	12

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.0770 ha - 12 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	R	Site is wholly located within the AONB

Criteria	Score	Comments
		Site is wholly located within the National Landscape Project Area
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Provided official copy of register of title
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access via B Road - Sudbury Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23533
District:	Babergh
Parish:	Stoke by Nayland
Site Address:	Land to the west of Calves Lane, Stoke by Nayland, Suffolk, CO6 4RR.
Approx site area (ha)	0.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 9 dwellings + 0.9ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	Does not adjoin to built form
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	G	No issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	R	Within national landscape and national landscape project area
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	1.31% with swf
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence submitted
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23073
District:	Babergh
Parish:	Stratford St Mary
Site Address:	Yewtree House, Higham Road, Stratford St. Mary, Colchester, CO7 6JU.
Approx site area (ha)	0.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Area of nature conservation
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.9ha and 5-10 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any allocation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	A	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow through the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	Not within designation

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	R	Within national landscape and national landscape project area
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	3.19% SWF
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Direct access to Higham Road (C)
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23254
District:	Babergh
Parish:	Stutton
Site Address:	Land to the south of B1080 Manningtree Road, Stutton, IP9 2FE.
Approx site area (ha)	5.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	16

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 16 dwellings + 5.3ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% with Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	R	Within national landscape
17. Relationship with made Neighbourhood Plan designations	R	Viewpoint overlooking site and adjoins non designated heritage asset

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact on listed builds and non designated heritage assets
21. Flood risk status	G	No flood risk
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23285
District:	Babergh
Parish:	Stutton
Site Address:	Land to the north of B1080 Holbrook Road, Stutton, IP9 2RY.
Approx site area (ha)	10.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	200

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	10.5968 ha - 200 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	A	Site is wholly located within a National Landscape Project Area
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located on edge of site, has potential to cause obstruction, but is not located within the site

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	G	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a Secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access from a B Road - Holbrook Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23369
District:	Babergh
Parish:	Stutton
Site Address:	Stutton House Farm, Stutton, Ipswich IP9 2SD.
Approx site area (ha)	19.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	100

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	19.7174 ha - 100 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated within DP
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in listed designations (within National Landscape)

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Yes, not within 1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	R	Site is wholly located within both AONB and the National Landscape Project Area

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located on edge of site, has potential to cause obstruction, but is not located the neighbourhood plan designation
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 0.30%
22. Proximity to primary school	A	Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registry document has been provided as evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via B Road - B1080 Holbrook Road, U Road - The Drift and U road - Church Field Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23030
District:	Babergh
Parish:	Sudbury
Site Address:	Land to north of Kitchen Hill Sudbury Suffolk.
Approx site area (ha)	7.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing, Mixed use.
Proposed dwellings:	100

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	7.2276 ha - 50 - 100 dwelling
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	PRoW through site - Less than significant site specific related issues identified
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	R	Site is located within a Water recycling centre - there us a possibility development would

Criteria	Score	Comments
		result in some neighbouring uses issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	A	Site is located within the BMSDC National Landscape Project Area
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not affected by flooding - 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has access from C Road - Bulmer Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23047
District:	Babergh
Parish:	Sudbury
Site Address:	Chilton Depot, Alexandra Road, Sudbury CO10 2ZX.
Approx site area (ha)	0.5
Land type:	BRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.5ha and up to 20 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	G	Brownfield
12. Agricultural land use class	G	Urban
13. Impact on neighbouring uses	A	Possible noise from existing businesses
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	R	Available in 5-10 years and requires relocation
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Direct access to Alexandra Road (U)
31. Relationship to Minerals and Waste Plan designations	G	Not within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	R	SP05 Strategic Employment Site

Site details:

SITE ID:	HE23221
District:	Babergh
Parish:	Sudbury
Site Address:	Land east Ballingdon Hill, Ballingdon Hill/Lime Grove, Sudbury.
Approx site area (ha)	1.8
Land type:	MXD.

Site proposals:

Proposal:	Supported and special needs housing, Mixed use, Other - please specify. Site is being promoted for mix of residential care (C3 and/or C2) and commercial (Class E and or B8). However the site could alternatively accommodate an all residential care scheme, or an all C3 housing scheme.
Proposed dwellings:	80

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 80 dwellings + 1.8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within development
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	Would not lead to coalescence
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	G	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	National landscape project area

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	4.04% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23224
District:	Babergh
Parish:	Sudbury
Site Address:	Land east Pinecroft Rise, Sudbury.
Approx site area (ha)	0.9
Land type:	GRN. (woodland)

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	25

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 25 dwellings + 0.9 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow through the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	Within national landscape project area
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	1.18% SWF
22. Proximity to primary school	A	Part of the site within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	R	Does not have direct highways access or adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23234
District:	Babergh
Parish:	Sudbury
Site Address:	LAND WEST OF BALLINGDON HILL SUDBURY.
Approx site area (ha)	3.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	60

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 60 dwellings + 3.3ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Fuel storage depot neighbouring
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	Within national landscape project area
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	No impact Site is partly located within 100m of a Conservation Area
21. Flood risk status	G	No flood risk
22. Proximity to primary school	A	Part of site within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23237
District:	Babergh
Parish:	Sudbury
Site Address:	LAND AT ST BARTHOLOMEWS PRIORY ST BARTHOLOMEWS LANE SUDBURY.
Approx site area (ha)	1.7
Land type:	BRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 9 dwellings + 1.7ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3 and Urban
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	Part of site within national landscape project area
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	R	Likely impact on listed buildings
21. Flood risk status	G	No flood risk
22. Proximity to primary school	G	Part of site within 400m
23. Proximity to secondary school	G	Within 800m
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23338
District:	Babergh
Parish:	Sudbury
Site Address:	Catchpole Court Care Home Walnut Tree Lane Sudbury CO10 1BD.
Approx site area (ha)	0.6
Land type:	BRN.

Site proposals:

Proposal:	Supported and special needs housing.
Proposed dwellings:	0 (care home)

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.5673 ha -
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	3 or more sides of the site adjoin to built form or commenced planning permission .
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	G	Brownfield (previously developed land)
12. Agricultural land use class	A	Grade 3 Urban
13. Impact on neighbouring uses	A	Site is located near a water recycling centre - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	R	Site is not located within any of the designations listed Site is wholly located within a conservation area
21. Flood risk status	A	SW - 5.30%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	G	Site is located within 800m of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access via U Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23343
District:	Babergh
Parish:	Sudbury
Site Address:	LAND AT Highbank Cottage, Melford Road..
Approx site area (ha)	1.1
Land type:	MXD.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.0697 ha - 9 dwellings
2. Extant planning status	Suitable	NA
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	Yes identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Mixed
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	R	Site is located within both National Landscape and the National Landscape Project Area
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/23/03611 - FULL PLANNING APPLICATION - NOT STARTED
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct via Melford Road (A)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23295
District:	Babergh
Parish:	Tattingstone
Site Address:	Land to the west of A137 and south of Station Road, Tattingstone, IP9 2NY.
Approx site area (ha)	0.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	13

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 13 dwellings + 0.7ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	Within national landscape project area
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23038
District:	Babergh
Parish:	WenhamMagna
Site Address:	Babergh District Council Depot, Wenham Road, Great Wenham, Colchester, CO7 6PS.
Approx site area (ha)	0.4
Land type:	BRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.3532 ha - Up to 10 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	G	Brownfield site - previously developed land
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	A	Site is located near a Water recycling centre IN LINE PS - there is a possibility development would result in some neighbouring use issues

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	A	Site is occupied / in use and there in are likely to be Significant delays to relocating its current use and / or potential policy conflict This site is a council owned depot, will be available in 5 - 10 yrs the depot will need to be relocated first
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	A	The development is marginal or unknown
30. Site access to public highway	G	Site has access via C Road - Wenham Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23006
District:	Babergh
Parish:	Whatfield
Site Address:	Land North of The Street, Whatfield, IP7 6QR.
Approx site area (ha)	0.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.7ha and 8-9 dwellings proposed
2. Extant planning status	Suitable	Extant PP = DC/23/01025 for 5 dwellings but NOT COMMENCED
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any allocation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	A	Possible impact
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	A	DC/23/01025 - approved 5 dwellings
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	access to The Street (C)
31. Relationship to Minerals and Waste Plan designations	G	Not within mineral consultations area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23035
District:	Babergh
Parish:	Whatfield
Site Address:	21 Wheatfields, Whatfield, Ipswich, IP7 6RB.
Approx site area (ha)	4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	80

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	3.9535 ha -
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	3 or more sides of the site adjoin to built form or commenced planning permission .
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW on the edge of the site - but would not affect development No known site specific related issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located on the edge of a Water Recycling Centre, there is a possibly development would result in neighbouring uses

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Site is not located within any of the designations listed, but could obstruction to a neighbourhood plan viewpoint, and therefore could cause development related issues
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	G	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access via C Road: Whatfield Road Direct access via U Road: The Street, Wheatfields
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23376
District:	Babergh
Parish:	Whatfield
Site Address:	Land to the south of Whatfield Road, Whatfield, IP7 6QW.
Approx site area (ha)	2.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	50

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.6545 ha - 50 dwellings
2. Extant planning status	Suitable	NA
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	Yes identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	A	1 of the sides of the site adjoin to built form or commenced planning permission
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No know issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Site is wholly located within a water recycling centre - there is a strong possibility development would be significantly affected by neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 7.5%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	R	Site does not have direct or indirect highways access. Site is not adjacent to a classified road. Site is located close to Whatfeild Road - U Road
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23432
District:	Babergh
Parish:	Whatfield
Site Address:	Wheatfields, whatfield Ipswich, Suffolk, IP7 6RB.
Approx site area (ha)	1.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	13

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 13 dwellings + 1.8ha
2. Extant planning status	Suitable	Refused DC/19/02489 Outline Planning Applicatio - Erection of 25no. dwellings (8no affordable dwellings)
3. Existing allocation status	Suitable	No allocation and no extant planning permission
4. Ownership identified	Suitable	Owner Identified
5. Flood zone 3 status	Suitable	0% in Flood Zone 3
6. Contained within environmental designations	Suitable	Not at all within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues with utility provision
10. Developable area constraints	G	No known site-specific issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Wholly grade 3
13. Impact on neighbouring uses	A	Some potential issues from neighbouring Water Recycling Centre
14. Formal recreational provision	G	Would not impact
15. Relationship to environmental designations	G	Site is not located within or adjoining any designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	site is not located within/adjoining a designation or within a national landscape 'project area'
17. Relationship with made Neighbourhood Plan designations	G	Site is not within any designations
18. Relationship with HRA/SSSI designations	G	site is not within these designation
19. Relationship with local environmental designations	G	Site is not within these designation
20. Heritage assets impact possibility	G	No potential harm
21. Flood risk status	G	0% covered
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Outside strategic transport corridor
26. Existing uses impact	G	Site is vacant
27. Planning delivery history	A	1 unimplemented application, outline DC/19/02489 25 dwellings
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	development is likely viable.
30. Site access to public highway	G	Site is adjacent to a classified road.
31. Relationship to Minerals and Waste Plan designations	G	not within a Minerals Safeguarding Area, Minerals Consultation Area or Waste Consultation Area.
32. Existing Joint Local Plan – Part 1 designations	G	site is not protected for any alternative use.

Site details:

SITE ID:	HE23198
District:	Babergh
Parish:	Wherstead
Site Address:	Brickyard Paddock, land west of Bourne Hill, Wherstead.
Approx site area (ha)	2.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Landscape led development of new homes and a significant area of open space.
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 10 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No neighbouring issues
14. Formal recreational provision	G	No open space
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	Adjoins national landscape and national landscape project area

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	R	Viewpoint looking towards site and adjoins non designated heritage assets
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Possible impact on listed buildings
21. Flood risk status	G	0.56% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23238
District:	Babergh
Parish:	Woolverstone
Site Address:	Land fronting B1456 Main Road, Woolverstone, IP9 1AJ.
Approx site area (ha)	1.1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Open market or self build dwellings
Proposed dwellings:	15

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 15 dwellings + 1.1ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	R	Within national landscape and project area
17. Relationship with made Neighbourhood Plan designations	G	No impact

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	R	Potential impact on listed buildings Site is wholly located within a designation.
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23707
District:	Babergh
Parish:	Woolverstone
Site Address:	Land north of Glebe Lane and west of Main Road, Woolverstone.
Approx site area (ha)	0.1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 5 dwellings
2. Extant planning status	Suitable	No extant permission
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Not within flood zone
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	Adjoining national landscape and within national landscape project area
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	R	Potential impact on heritage assets Site is partly located within the conservation area
21. Flood risk status	G	No flood risk
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjoins B road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23708
District:	Babergh
Parish:	Woolverstone
Site Address:	Land south of Main Road, Woolverstone.
Approx site area (ha)	0.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 5 dwellings
2. Extant planning status	Suitable	Extant permission but not started
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Not within flood zone
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	A	Adjoins national landscape and within national landscape project area
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	R	Potential impact on listed building Site is wholly located within the Conservation Area
21. Flood risk status	G	No flood risk
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	A	DC/20/03247/FUL - 22 dwellings not started.
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjoins B road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Mid Suffolk

Akenham

Site details:

SITE ID:	HE23244
District:	Mid Suffolk
Parish:	Akenham
Site Address:	Land to the east and west of Henley Road, Akenham, Ipswich, IP6 0HL.
Approx site area (ha)	392.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing, Mixed use.
Proposed dwellings:	4000

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	392ha and 4000 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	no sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	R	Significant contribution to coalescence between Akenham and Henley, Claydon and Whitton
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	PRoW runs through the middle of the site but would not likely impact development due to location Pipeline abandoned runs through the middle of the site but would not likely impact development due to location

Criteria	Score	Comments
		Local high Pressure Gas Pipes runs through the
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	A	Site is located near to a water recycling centre and there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is located close to a County Wildlife site
20. Heritage assets impact possibility	R	A Grade 2 listed building is located within the site and there are several listed building surrounding the site, strong possibility of harm to a known/ designated heritage asset.
21. Flood risk status	A	FZ2 - 0.95% FZ3 - 0.75% SW - 2.45
22. Proximity to primary school	R	Less than 5% of the site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located with 5km of a secondary school
24. Proximity to GP surgery	A	Site is located with 5km of a GP
25. Relationship to strategic transport corridor	G	Site is partly located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to multiple roads of all levels, A C Road - Henley road runs directly through the middle of the site

Criteria	Score	Comments
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

DRAFT

Site details:

SITE ID:	HE23094
District:	Mid Suffolk
Parish:	Ashbocking
Site Address:	The Green Ashbocking, Ipswich, IP6 9JU.
Approx site area (ha)	1.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Open space
Proposed dwellings:	15

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.3ha and 15 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located close to a water recycling centre - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 2%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to B1077
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	310

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	15.5ha unknown dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs through the middle of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Site is partly located within a water recycling centre - there is a strong possibility development would be significantly affected by neighbouring use issues.

Criteria	Score	Comments
14. Formal recreational provision	G	Site is adjoining formal recreation, but would not result in loss of provision.
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located close to several grade 2 listed building, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	R	No direct access to classified road
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	150

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	6.1036 ha - 150 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	R	Site is located within a Water Recycling Centre There is a strong possibility development would be significantly affected by neighbouring use issues
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 11%
22. Proximity to primary school	G	Site is party located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is partly located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registry has been provided as proof of ownership
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via U Roads - Turkey Hall Lane
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23392
District:	Mid Suffolk
Parish:	Bacton
Site Address:	Land to the west of Broad Road, Bacton.
Approx site area (ha)	0.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.8ha and 20 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs though the middle of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near to a water recycling centre and there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site is adjoining formal recreation, but would not result in loss of provision.

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 3%
22. Proximity to primary school	A	Site is partly located within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Broad Road (B)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23522
District:	Mid Suffolk
Parish:	Bacton
Site Address:	Land South of Pretyman Avenue, Bacton.
Approx site area (ha)	6.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	85

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	6.3ha and 85 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a water recycling centre - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is located partly within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/21/03292 - FULL APPLICATION - COMMENCED
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	A	No direct access to classified road Site will have access via U Roads, that leads through a site DC/21/03292 - COMMENCED, not identified in the current call for sites
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	8

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.7ha and 8 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	no sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located close to a grade 2 listed building
21. Flood risk status	G	SW - 0.90%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	G	Site is located with 800m of a GP
25. Relationship to strategic transport corridor	G	Site is located with the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Stowmarket Road (B)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	15

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 15 dwellings or 10 self build + 1.4ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not within existing Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	Does not adjoin built form
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Possible impact on listed buildings
21. Flood risk status	G	0.08% FZ2
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23178
District:	Mid Suffolk
Parish:	Badwell Ash
Site Address:	Land off Richer Road, Badwell Ash.
Approx site area (ha)	0.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	7

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.9ha and 7 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located with the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	A	Site currently does not have direct access to a to Classified Road. Site could have access through another site DC/23/05107 - Not started, which is not in the current call for sites, leading to Richer Road, C Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN. Area above drawn site is being developed for 52 new dwellings, area in drawn site is being used for vehicles and moving land whilst constructions is happening.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	110

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	6.1ha and 110 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	PRoW runs along the edge of the site but would not impact development Pylons runs along the edge of the site but could potentially impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2

Criteria	Score	Comments
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	FZ2 - 10% FZ3 - 8.4% SW - 26.5%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	DC/22/05701/RES - COmmenced no lapsed permissions on site itself
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Westley Way (U)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	22

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.2275 ha - up to 22 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Less than 50% of the site falls within the buffer 1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located near a grade 2 listed building, Rowan Cottage - there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has access via C Road - Long Thurlow Road
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN. Equestrian use

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	84

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	4.2ha + unknown dwellings at this stage
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	5.3% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Outside of transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	R	Does not have direct highways access and not adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Self-Build housing.
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 5 dwellings
2. Extant planning status	Suitable	No extant planning permissions
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Not within flood zone
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	A	Potential impact on listed building
21. Flood risk status	G	No flood risk
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Land available immediately
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjoins classified unnumbered
31. Relationship to Minerals and Waste Plan designations	G	Not within designations
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23121
District:	Mid Suffolk
Parish:	Barham
Site Address:	De Saumarez Drive, Barham, Ipswich, IP6 0SN.
Approx site area (ha)	2.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	40

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.5205 ha - 40 dwellings
2. Extant planning status	Suitable	No extant PP 0191/17: Full planning application: Expired
3. Existing allocation status	Suitable	Not within allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Site is located within a Water Recycling Centre IN LINE PS, would likely have significant impacts on the deliverability of the site

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 24%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access via U Road - De Saumarez Drive which leads from C Road -Norwich Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Self build dwellings
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.6045 ha - 10 dwellings of either open market or self-build dwellings.
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Outside of the buffer 2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield Site
12. Agricultural land use class	A	Grade 3 Grade 4
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has access via C Road - Norwich Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23289
District:	Mid Suffolk
Parish:	Barham
Site Address:	Land south of Sandy Lane, Barham (nearest postcode IP6 0PB).
Approx site area (ha)	0.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Self build housing
Proposed dwellings:	7

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.6151 ha - 7 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via C Road - Sandy Lane
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23357
District:	Mid Suffolk
Parish:	Barham
Site Address:	Land East of Norwich Road, Barham.
Approx site area (ha)	8.9
Land type:	GRN.

Site proposals:

Proposal:	Mixed use.
Proposed dwellings:	40

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 40 dwellings + 8.9ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins commenced permission
8. Lead to coalescence	A	Would contribute to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 4
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	0.08% SWF
22. Proximity to primary school	A	Part of site within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Mineral consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23508
District:	Mid Suffolk
Parish:	Barham
Site Address:	Land east of Norwich Road, Barham.
Approx site area (ha)	25.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	325

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 325 dwellings + 25.2ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides and a commenced permission
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2, 3 and 4
13. Impact on neighbouring uses	A	Adjoins current mineral extraction site and waste site
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	A	Adjoins SSSI
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and Mods PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact on listed building and Park/Garden
21. Flood risk status	A	0.64% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23704
District:	Mid Suffolk
Parish:	Barham
Site Address:	Land north of Pesthouse Lane, Barham.
Approx site area (ha)	1.8
Land type:	BRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 20 dwellings
2. Extant planning status	Suitable	Extant permission not started
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Not within flood zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Brownfield
12. Agricultural land use class	A	Grade 3 and 4
13. Impact on neighbouring uses	A	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	R	68.7% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site available
27. Planning delivery history	A	DC/21/01457
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjoins classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals waste consultation
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23043
District:	Mid Suffolk
Parish:	Barking
Site Address:	Land West of Willisham Road, Barking IP68HY.
Approx site area (ha)	1.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.2ha and up to 10 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located close to several grade 2 listed buildings, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Willisham Road (C)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	18

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.9ha unknown dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	PRoW runs along the edge of the site but would not impact development Pylons runs along the edge of the site and would likely have significant impacts on the deliverability of the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is adjacent to Grade 2 listed building, Timberleys and Walnut Tree Cottage, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Barking Road (B)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23172
District:	Mid Suffolk
Parish:	Barking
Site Address:	Land North of Barking Road, Needham Market, IP6 8EZ
Approx site area (ha)	16.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	250

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	16.4ha and 250 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development Site is located close to a Oil Pipeline Operational, but would not likely impact development Site is located close to a pylon, but would not likely impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	A	Site is located near a water recycling centre - there is a possibility development would

Criteria	Score	Comments
		result in some neighbouring use issues.
14. Formal recreational provision	G	Site is adjoining formal recreation, but would not result in loss of provision.
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	FZ2 - 5% FZ3 - 5% SW - 3%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 800m of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Barking Road (B)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23014
District:	Mid Suffolk
Parish:	Battisford
Site Address:	Tye Farm, Straight Road, Battisford, Stowmarket, IP14 2HD.
Approx site area (ha)	0.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	8

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.8ha and 5-8 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 2.31
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is locate within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Straight Road (C)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23017
District:	Mid Suffolk
Parish:	Battisford
Site Address:	Bakers Farm, Straight Road, Battisford, Stowmarket, IP14 2HR.
Approx site area (ha)	2.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.3ha and 20 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is partly located within 5km of a secondary school Site is partly in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Straight Road (C)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23025
District:	Mid Suffolk
Parish:	Battisford
Site Address:	Land North of Straight Road, Battisford, IP142NB.
Approx site area (ha)	0.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.5ha and 8-10 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located close to a water recycling centre - IN LINE PS,
14. Formal recreational provision	G	Site is adjoining formal recreation, but would not result in loss of provision.
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 0.75%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is partly located within 5km of a secondary school Site is partly in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Straight Road (C)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23028
District:	Mid Suffolk
Parish:	Battisford
Site Address:	Land on junction of Straight Road & Valley Road, Battisford, Stowmarket IP142HW.
Approx site area (ha)	1.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	15

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.3ha and up to 15 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No Known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 1.4%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Straight Road (C)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	6

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.7ha and 6 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 11.5%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access to Mill Road (U)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 6-9 dwellings + 0.7ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Oil pipeline operational through site
11. Brownfield, greenfield, or mixed use land	G	Brownfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and Mods PHMZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	10.32% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Available immediately
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	R	Does not have direct highways access or adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23538
District:	Mid Suffolk
Parish:	Baylham
Site Address:	Land north of Upper Street, Baylham.
Approx site area (ha)	1.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	30

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.4607 ha - 27 - 30 Dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	G	No know issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registry documents have been provided as proof of ownership
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via C Road - Upper Street
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23146
District:	Mid Suffolk
Parish:	Bedfield
Site Address:	Land off Cemetery Road, Bedfield, Suffolk Ip13 7EA.
Approx site area (ha)	1.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	26

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.3ha and unknown dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	A	Unofficial land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Cemetery Road (C)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 10-20 dwellings + 1.6ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	Would not lead to coalescence
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	1.01% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within designation
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	18

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 18 dwellings + 1ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow through the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	R	Within local landscape sensitivity area and adjoins open space

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	R	Potential impact on listed buildings Site is partly located within the conservation area, the remaining of the site is located within 100m of this area
21. Flood risk status	G	0.28% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	G	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 15-20 dwellings + 1.3ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	Adjoins built form 3 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow through north of site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	R	Within local landscape sensitivity

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	G	Not within designations
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	R	Possible impact on listed buildings Site is wholly located within the conservation area
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23497
District:	Mid Suffolk
Parish:	Beyton
Site Address:	Land south of Bury Road, Beyton, IP30 9AB.
Approx site area (ha)	1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3). Affordable, and self build
Proposed dwellings:	18

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 14-18 dwellings + 1ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	Does not adjoin built form or a commenced permission
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	R	Within local landscape sensitivity and adjoins housing allocation
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	R	Site does not have direct or indirect highways access or adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23188
District:	Mid Suffolk
Parish:	Bramford
Site Address:	Land at Dairy Farm, Bramford Suffolk IP8 4NN.
Approx site area (ha)	18.9
Land type:	GRN.

Site proposals:

Proposal:	Mixed use.
Proposed dwellings:	378

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	18.9ha and mixed use proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 or side of the site adjoin to built form or completion planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Pylons 33kv, Pylons 132kv and Pylons National Grid all run through the middle of the site and would likely have significant impacts on the deliverability of the site Site is located close to High pressure Gas pipes, but should not impact on the deliverability
11. Brownfield, greenfield, or mixed use land	A	Greenfield site

Criteria	Score	Comments
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	FZ2 - 26% FZ3 - 22.4% SW - 10.5%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is partly located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to B113 and Somersham Road (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23292
District:	Mid Suffolk
Parish:	Bramford
Site Address:	Former ByPass Nurseries, Bramford Road, Bramford, IP8 4BA.
Approx site area (ha)	1.4
Land type:	BRN. Former commerical

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.4ha and 20 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	G	Brownfield site
12. Agricultural land use class	G	Grade 3 Grade 4 (+)
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site is adjoining formal recreation, but would not result in loss of provision.
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 0.66%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/21/05977 - FULL PLANNING APPLICATION - REFUSED DC/18/04695 - FULL PLANNING APPLICATION - NOT STARTED
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	A	Development is marginal or unknown.
30. Site access to public highway	G	Site has direct access to Bramford Road (B)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23347
District:	Mid Suffolk
Parish:	Bramford
Site Address:	Land to the west of Loraine Way, Bramford.
Approx site area (ha)	19
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	350

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 350 dwellings + 19ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Two Prows through the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and Mods PHMZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	0.21% SWF
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	MXD.

Site proposals:

Proposal:	Mixed use.
Proposed dwellings:	24

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.6ha and 24 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	no sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	PRoW runs through the middle of the site but would not impact development
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site 60% Brownfield site 40%
12. Agricultural land use class	A	Grade 3 Grade 4
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is located close to a county wildlife sites
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	FZ2 - 1.13% FZ3 - 0.30%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	G	Site is located within 800m of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	A	Unofficial land registration document's have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Paper Mile Lane (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23397
District:	Mid Suffolk
Parish:	Bramford
Site Address:	By-pass Nurseries, Bramford Road, Bramford, Suffolk.
Approx site area (ha)	1.5
Land type:	BRN. Former commerical

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing, Mixed use.
Proposed dwellings:	40

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.5ha and 40 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	no sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	G	Brownfield site
12. Agricultural land use class	G	Grade 3 Grade 4 (More than)
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site is adjoining formal recreation, but would not result in loss of provision.
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Bramford Road (B)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	MXD.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	139

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	10.2278 ha - 68 extra care apartments + 71 dwellings (size and mix to be determined)
2. Extant planning status	Suitable	DC/21/04215 Application for Outline Planning Permission (Access to be considered)
3. Existing allocation status	Suitable	Not within allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	3 or more sides of the site adjoin to built form or commenced planning permission .
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs through the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site - 85% Brownfield site - 15%
12. Agricultural land use class	G	Grade 3 Grade 4
13. Impact on neighbouring uses	A	Site is located near a IN LINE PS Water Recycling Centre - there is a possibility development would result in some neighbouring use issues

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 1%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registry has been documents have been provided as proof of ownership
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via A Road - A14, B Road - B1067 and U Road - Whitton Leyer
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23703
District:	Mid Suffolk
Parish:	Bramford
Site Address:	Land between Bramford Road and the A14, Bramford.
Approx site area (ha)	1.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	14

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 14 dwellings
2. Extant planning status	Suitable	Has extant permission but has not started
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Less than 75%
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ
19. Relationship with local environmental designations	G	Not within designations

Criteria	Score	Comments
20. Heritage assets impact possibility	G	No heritage assets
21. Flood risk status	G	No flood risk
22. Proximity to primary school	A	Part of site within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	A	Site in use
27. Planning delivery history	A	Unimplemented permissions DC/21/01564/RES and DC/17/02820/OUT (separate OUT/RES)
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	A	Adjoins B road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23423
District:	Mid Suffolk
Parish:	Brome & Oakley
Site Address:	Land east of The Homestead, IP23.
Approx site area (ha)	2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 10 dwellings + 2ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	Adjoins built form 3 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	G	No issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3, small section grade 4
13. Impact on neighbouring uses	A	Potential WRC impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Some potential impact
21. Flood risk status	G	0% flooding
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 7-10 dwellings + 0.6ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not with designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Built up from 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	G	No issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	0% within flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23436
District:	Mid Suffolk
Parish:	Brome & Oakley
Site Address:	Land west of Low Road, Lower Oakley.
Approx site area (ha)	0.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 10 dwellings + 0.8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Less than 75% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	G	No issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3 and 4
13. Impact on neighbouring uses	A	Potential impact from WRC
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	A	Site is adjoining housing allocation
18. Relationship with HRA/SSSI designations	A	SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential harm
21. Flood risk status	A	28.01% FZ2, 1.23% FZ3
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Small part of site is within transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Propose 9 dwellings + 0.5ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not with desination

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	G	No issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3 and 4
13. Impact on neighbouring uses	A	Potential WRC impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	A	Potential impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	A	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	13

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 13 dwellings + 0.9ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	G	No designations
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	A	Potential impact on listed buildings
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23417
District:	Mid Suffolk
Parish:	Brome and Oakley
Site Address:	Land east of A140 & North of B1077, Eye, IP23 8AL.
Approx site area (ha)	5.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	168

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 168 dwellings + 5.9ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	G	No issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Part grade 2 and 3
13. Impact on neighbouring uses	A	IN LINE PS overlaps site slightly in north east corner
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	A	Partially adjoins CWS
20. Heritage assets impact possibility	A	Potential impact
21. Flood risk status	A	15.27% swf
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	R	JLP Strategic Employment Site

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 5 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Allocated in NP but no planning permission
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Not within flood zone
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Greenfield
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	R	Site is allocated for housing
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Possible impact on listed buildings
21. Flood risk status	A	No flood risk
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Part of the site within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjoins B road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	150

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	9.4ha and up to 150 dwellings proposed
2. Extant planning status	Suitable	extant pp (DC/20/03704/RES) for 190 dwellings commenced (adjoining site)
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Pylons runs through the middle of the site and would likely have significant impacts on the deliverability of the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 0.23
22. Proximity to primary school	R	Site is in excess of 800m of primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to A14 and Old Norwich Road (U)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23373
District:	Mid Suffolk
Parish:	Claydon
Site Address:	Land east of Hazel Rise, Claydon IP6 0DB.
Approx site area (ha)	4.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	35

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	4.2ha and 35 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located close to a IN LINE PS water recycling centre - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 0.99%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	G	Site is located within 800m of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	A	no direct highway access, access through other site submitted
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	MXD. 30% Brownfield, 70% Greenfield

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.6ha and 5 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	no sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield Site 70% Brownfield Site 30%
12. Agricultural land use class	A	Grade 3 Grade 4
13. Impact on neighbouring uses	R	Site is partly located within a water recycling centre - IN LINE PS - there is a strong possibility development would be significantly affected by neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	G	Site is located within 800m of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	A	Unofficial land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to A14 and Paper Mill Lane (c)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23404
District:	Mid Suffolk
Parish:	Claydon
Site Address:	Old Ipswich Road Claydon Ipswich IP6.
Approx site area (ha)	16.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	200

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	16.8688 ha - 200 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	PRoW runs along the edge of the site but would not impact development Oil Pipeline Abandoned runs through the middle of the site and could likely have significant impacts on the deliverability of the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 2%
22. Proximity to primary school	A	Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is partly located within 800m of a secondary school Site is partly located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is partly located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registry document have been provided as proof of ownership
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via U Road - Main access via Old Ipswich Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23701
District:	Mid Suffolk
Parish:	Claydon
Site Address:	Land south of Church Lane, Claydon
Approx site area (ha)	6.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	75

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 75 dwellings
2. Extant planning status	Suitable	Part of the site has no extant permission, part has permission which has not started, and a small section has permission which has commenced.
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Not within flood zone
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow through the sites
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ and SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact on listed buildings
21. Flood risk status	A	11.2% SWF
22. Proximity to primary school	G	Part of site within 400m
23. Proximity to secondary school	G	Within 800m
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	A	DC/22/01274/RES - 67 dwellings approved, unimplemented
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjoins classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.5ha and 9 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	A	Site has the potential to leads to contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Park Road (C)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23024
District:	Mid Suffolk
Parish:	Combs
Site Address:	Land West of Poplar Hill.
Approx site area (ha)	12
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	300

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	12ha and 300 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation - adjacent to Farriers Road allocation (SAAP)
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 8%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	A	No direct access to any road - relies on HE23020 to be developed. (Site was considered Not Suitable)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23206
District:	Mid Suffolk
Parish:	Combs
Site Address:	Lindsey Way, Combs Ford, Stowmarket, IP14 2PD.
Approx site area (ha)	7.1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify.
Proposed dwellings:	105

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 105 dwellings + 7.1ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow on the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2, 3 and Urban
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No loss of provision
15. Relationship to environmental designations	A	Adjoins ancient woodland and SSSI
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designation
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	R	Partially within county wildlife site and local nature reserve
20. Heritage assets impact possibility	R	Would impact on grade I listed church
21. Flood risk status	A	1% within SWF
22. Proximity to primary school	G	Within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	G	Part of site within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23180
District:	Mid Suffolk
Parish:	Cotton
Site Address:	Land at Church Farm, Cotton, Stowmarket. .
Approx site area (ha)	2.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	40

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.8893 ha - 40 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No know issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via both C Roads - Cock Road, Church Road and U Road - Scruffins Lane
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23061
District:	Mid Suffolk
Parish:	Creeting St Mary
Site Address:	Land West of All Saints Road, Creeting St. Mary, IP6 8QA.
Approx site area (ha)	1.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	30

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.9ha and up to 30 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No know issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	G	Site is located with 400m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located with the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to All Saints Road (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.4370 ha - 5 dwellings
2. Extant planning status	Suitable	No extant PP DC/23/02373 - Application for Outline Planning Permission (all matters reserved) - Refused.
3. Existing allocation status	Suitable	Not within allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via C Road - All Saints Road
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23245
District:	Mid Suffolk
Parish:	Creting St Mary
Site Address:	Land South of St Marys Gardens, Creting St Mary nearest postcode IP6 8LY.
Approx site area (ha)	0.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	12

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.8ha and 12 dwellings proposed
2. Extant planning status	Suitable	no extant pp
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near to a waste region site and a water recycling centre and there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	A	Site is vacant or its current use can cease within 5 - 10 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	A	Unofficial land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to St Marys Gardens (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	70

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	8.6ha and 70 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Site is adjoining a waste region site and there is a strong possibility development would be significantly affected by neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located close to a grade 2 listed building, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	A	FZ2 - 16.2% FZ3 - 14% SW - 3%
22. Proximity to primary school	A	Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site direct access to Jacks Green Road (c) and A14
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	40

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	9.6ha and 40 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	52% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	PRoW runs along the edge and the middle of the site but would not impact development. Pylons runs through the middle of the site and would likely have significant impacts on the deliverability of the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3 Grade 4
13. Impact on neighbouring uses	A	Site is adjoining a waste site and there is a strong possibility development would be

Criteria	Score	Comments
		significantly affected by neighbouring use issues.
14. Formal recreational provision	G	Site is partly adjoining formal recreation, but would not result in loss of provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	A	Site is partially adjoining a County Wildlife Site
20. Heritage assets impact possibility	A	Site is not located within any of the designations listed Site is partly adjoining the Conservation Area
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registry documents have been submitted as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Jacks Green Road - C Road, St Marys Road - C Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23262
District:	Mid Suffolk
Parish:	Creting St Mary
Site Address:	Land west of Jacks Green Road Material Change Jacks Green Road Creting Suffolk IP6 8ND.
Approx site area (ha)	1.6
Land type:	BRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	25

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.6ha and 25 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	56% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	G	Brownfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Site is wholly located on a Waste region site and there is a strong possibility development would be significantly affected by neighbouring use issues.

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located near to a grade 2 listed building, The Watering a former watering farmhouse, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	R	FZ2 - 60% FZ3 - 60% SW - 23%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	A	Site is vacant or its current use can cease within 5 - 10 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Jacks Green Road (c)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23333
District:	Mid Suffolk
Parish:	Creting St Mary
Site Address:	Land to North of All Saints Road, Creting St Mary, IP6 8NF.
Approx site area (ha)	5.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	110

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	5.5ha + Unknown dwellings at this stage
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow through the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	A	Part of the site within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Part of the site within minerals consultation
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 20 dwellings + 1.7ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Less than 75% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	5.72% FZ2, 5.02% FZ3, 0.31 SWF
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	R	Does not have direct highways access or adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	5.9ha and 15-20 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	PRoW runs along the edge of the site but would not impact development Pylons runs through the middle of the site and would likely have significant impacts on the deliverability of the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located close to a grade 1 listed church, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Mill Lane (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23464
District:	Mid Suffolk
Parish:	Creting St Peter
Site Address:	Land on the east side of Pound Street Creting St Peter.
Approx site area (ha)	1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	15

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 15 dwellings + 1ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	G	No designations
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	Not within flood zones
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Excess of 5km
24. Proximity to GP surgery	A	Excess of 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	No designations
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23491
District:	Mid Suffolk
Parish:	Creting St Peter
Site Address:	Meadows, Pound Road, Creting St Peter, Ipswich, Suffolk, IP6 8QS.
Approx site area (ha)	1.4
Land type:	MXD.

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	920

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 20 dwellings + 1.4ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Mixed
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact on listed building
21. Flood risk status	A	1.37%
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within designation
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.3ha and 10 dwellings proposed
2. Extant planning status	Suitable	no extant Pp
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near to a water recycling centre - PS IN LINE
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Debenham Road (C)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23142
District:	Mid Suffolk
Parish:	Debenham
Site Address:	Aspall Road, Debenham, Stowmarket, IP14 6QE.
Approx site area (ha)	0.8
Land type:	GRN.

Site proposals:

Proposal:	Supported and special needs housing.
Proposed dwellings:	35

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.8ha and 35 bed retirement complex proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owners identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near to a water recycling centre - there is a possibility development would result in some neighbouring use issues.

Criteria	Score	Comments
14. Formal recreational provision	G	Site is adjoining formal recreation, but would not result in loss of provision.
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located on edge of site, has potential to cause obstruction, but is not located within the site. Site is adjoining a Green Space designated within the NDP
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is not located within any of the designations listed Site is partly located within 100m of the conservation area
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	G	Site is located within 800m of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	A	Site is vacant or its current use can cease within 5 - 10yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Priory Lane (U)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23378
District:	Mid Suffolk
Parish:	Debenham
Site Address:	Land north of Gracechurch Road, Debenham (Site A).
Approx site area (ha)	19.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3). The Site has the availability to deliver residential and education facilities on the site, either via a primary school or a preschool.
Proposed dwellings:	230

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	19.5ha and 230 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located close to a water recycling centre - there is a possibility development would result in some neighbouring use issues
14. Formal recreational provision	G	Site is adjoining formal recreation, but would not result in loss of provision.

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located on edge of site, has potential to cause obstruction, but is not located within the site
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	G	Site is located within 800m of a secondary school
24. Proximity to GP surgery	A	Site is partly located within 800m of a GP Site is partly located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	A	Site is vacant or its current use can cease within 5 - 10 yrs
27. Planning delivery history	G	DC/19/05769 - WITHDRAWN DC/17/06293 - REFUSED
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Gracechurch Road (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23383
District:	Mid Suffolk
Parish:	Debenham
Site Address:	Land south of Gracechurch Street, Debenham (Site B) IP14 6RH.
Approx site area (ha)	20.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3). The Site has the availability to deliver either a new location for a primary school or a new preschool on site. There is an opportunity to extend the high school if required. Taylor Wimpey are in ongoing discussions with SCC Education team.
Proposed dwellings:	196

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	20.2ha and up to 196 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs through the middle of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located close to a water recycling centre - there is a possibility development would

Criteria	Score	Comments
		result in some neighbouring use issues.
14. Formal recreational provision	G	Would not result in loss
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located on outside of site,, Viewpoint is facing towards site, has potential to cause obstruction
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located close to a grade 2 listed building, there is a possibility of harm to designated heritage assets.
21. Flood risk status	A	FZ2 - 4% FZ3 - 3% SW - 3.2%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	G	Site is located within 800m off a secondary school
24. Proximity to GP surgery	A	Site is partly located within 800m of a GP Site is partly located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	A	Site is vacant or its current use can cease within 5 - 10 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Gracechurch Road (C) and U Road
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23391
District:	Mid Suffolk
Parish:	Debenham
Site Address:	Land north of Gracechurch Road, Debenham (Site Ab).
Approx site area (ha)	6.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3). The Site has the potential to deliver some education facilities and Taylor Wimpey are currently having ongoing discussions with SCC Education.
Proposed dwellings:	80

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	6.9ha and 80 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near to a water recycling centre and there is a possibility development would result in some neighbouring use issues.

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	R	Viewpoint is located within the site, has potential to cause obstruction
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	FZ2 - 4% FZ3 - 1.4% SW - 1%
22. Proximity to primary school	A	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	G	Site is located within 800m of a secondary school
24. Proximity to GP surgery	G	Site is located within 800m of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	A	Site is vacant or its current use can cease within 5 - 10 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Gracechurch Road (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.6412 ha - 10 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not within allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	Less than 75% in FZ3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Site is adjoining housing allocations allocated in the neighbourhood plan
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	FZ 2 - 5% FZ 3 - 3% SW - 3%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	G	Site is located within 800m of a secondary school
24. Proximity to GP surgery	G	Site is located within 800m of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via U Road - Low Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23130
District:	Mid Suffolk
Parish:	Denham
Site Address:	Land off of Denham Street, Denham.
Approx site area (ha)	9.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	186

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	9.3ha and unknown dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	no sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located close to a water recycling centre - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located adjacent to a grade 2 listed building, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Denham Street (U)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23099
District:	Mid Suffolk
Parish:	Drinkstone
Site Address:	Land West of Gedding Road, Drinkstone Green.
Approx site area (ha)	1.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	30

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.2ha and up to 30 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	R	Viewpoint is located on edge of site, facing outwards, has

Criteria	Score	Comments
		potential to cause obstruction, but is not located within the site Site is wholly located within Local Landscape Sensitivity designated within the Neighbourhood Plan
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	A very small section of the site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	A	Unofficial land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Gedding Road (c)
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23387
District:	Mid Suffolk
Parish:	Earl Stonham
Site Address:	LAND AT HAGGARS MEAD, FORWARD GREEN.
Approx site area (ha)	1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1ha and 10 dwellings proposed
2. Extant planning status	Suitable	no extant pp
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Site is wholly located within a water recycling centre - there is a strong possibility development would be significantly affected by neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	A	Unofficial land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Haggars Mead (U)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23512
District:	Mid Suffolk
Parish:	Earl Stonham
Site Address:	Land at Earl Stonham.
Approx site area (ha)	1.1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 5-10 dwellings + 1.1ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	A	Potential impact on listed building
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within designation
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23036
District:	Mid Suffolk
Parish:	Elmswell
Site Address:	Land east of Pightle Close, Elmswell.
Approx site area (ha)	2.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	50

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.4ha and 50 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	3 or more sides of the site adjoin to built form or commenced planning permission .
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site is adjoining formal recreation, but would not result in loss of provision.
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	A	Site is adjoining Green Space designated within the neighbourhood plan
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located close to a Grade 2 listed building, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is partly located within 800m of a primary school Site is partly located within excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to School Road (U)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23062
District:	Mid Suffolk
Parish:	Elmswell
Site Address:	Land east of Elmswell (south of Wetherden road).
Approx site area (ha)	3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	75

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	3ha and 75 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3 Grade 4
13. Impact on neighbouring uses	A	Site is located near to a current mineral extraction site and a waste region site - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 0.09%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Wetherden Road (U)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Self-Build Housing
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.9841 ha - 15 – 20 houses
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/22/03998 - RESERVED MATTERS - NOT STARTED (COVERS LESS THAN HALF OF SITE)
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of ownership
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via - U Road - Oak Road
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23153
District:	Mid Suffolk
Parish:	Elmswell
Site Address:	Land West of Station Road, Elmswell IP30 9NP.
Approx site area (ha)	4.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3). The Site has the ability to deliver both housing and a pre-school
Proposed dwellings:	100

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	4.2095 ha - Up to 100 dwellings proposed, plus land for a pre-school.
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	3 or more sides of the site adjoin to built form or commenced planning permission .
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	PRoW runs through and along the edge of the site but would not impact development Pylons runs through the middle of the site and would likely have significant impacts on the deliverability of the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is partly located within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is partly located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registry document has been provided as proof of ownership
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via C Road - Station Road and Not classified Road - St Edmunds Drive, leading from this are 2 Unknown Road - Unnamed
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.9ha and 10 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near to a water recycling centre - IN LINE PS - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site is adjoining formal recreation, and would not result in the loss of provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located outside of site, has potential to cause obstruction, but is not located within the site
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 0.01%
22. Proximity to primary school	R	Site is in excess of 400m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Grove Lane (U)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23345
District:	Mid Suffolk
Parish:	Elmswell
Site Address:	Land East of Blackbourne Road, Elmswell.
Approx site area (ha)	12.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	250

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 250 dwellings + 12.7ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow through the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	G	Part of site within 400m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Part of site within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23382
District:	Mid Suffolk
Parish:	Elmswell
Site Address:	Land east of Eastern Way and north of Selion Way, Elmswell.
Approx site area (ha)	12.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. 3ha of safeguarded land for a potential primary school or any other required community infrastructure
Proposed dwellings:	170

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	12.4ha and 170 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located close to two different water recycling centres and there is a possibility development would result in some neighbouring use issues.

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 1.4%
22. Proximity to primary school	A	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Laurel Close (U)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23390
District:	Mid Suffolk
Parish:	Elmswell
Site Address:	Land at School Road Elmswell.
Approx site area (ha)	11.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	100

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	11.7ha and 100 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	A	Site is located near to a water recycling centre - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located on edge of site, has potential to cause obstruction, but is not located within the site
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located near to several grade 2 listed buildings and there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	A	FZ2 - 7% FZ3 - 5% SW - 6%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/22/01615 - FULL APPLICATION - COMMENCED
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Parnell Lane (U), School Road (U), Bunkers Hill (U)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23455
District:	Mid Suffolk
Parish:	Elmswell
Site Address:	Land on the east side of Warren Lane, Elmswell.
Approx site area (ha)	3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	44

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 44 dwellings + 3ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	Adjoins built form 3 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	A	Potential impact from water recycling centre
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	10.87%
22. Proximity to primary school	G	Part of site within 400m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	A	Incomplete evidence
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Self-build housing
Proposed dwellings:	200

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 200 dwellings + 12.9ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not cause coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow through the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	Not within designations
16. Relationship to national landscapes (formerly AONBs)	G	Not within designations
17. Relationship with made Neighbourhood Plan designations	G	Not within designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	A	Potential impact on listed buildings
21. Flood risk status	G	0.87% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Outside of transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Part of site within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Self-build housing
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 10 dwellings + 0.6ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	Adjoins built form 3
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	0.32% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Outside of transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	No designations
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23540
District:	Mid Suffolk
Parish:	Elmswell
Site Address:	Land on the east side of Warren Lane, Elmswell.
Approx site area (ha)	3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	27

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.9829 ha - 27 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	3 or more sides of the site adjoin to built form or commenced planning permission .
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	A	Site is located near a water recycling centre there is a possibility development would result in some neighbouring use issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 11%
22. Proximity to primary school	G	Site is partly located within 400m of a primary school Site is partly located within 80m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration has been provided as proof of ownership
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via C Road - Warren Lane, U Road - Unknown and Not classified - Cresmeadow Way
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23034
District:	Mid Suffolk
Parish:	Eye
Site Address:	Land north and south of Castleton Way..
Approx site area (ha)	16.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other.
Proposed dwellings:	210

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	16.2ha and 120 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	Part allocation EYE13 - factored into masterplan
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Site is located close to a water recycling centre - there is a possibility development would result in some neighbouring use issues.

Criteria	Score	Comments
		Site is partly (A very small section) located within the HSE Hazardous Installation Outer Area
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	R	Viewpoint is located on edge of one side of the site, facing towards the other side, this has potential to cause obstruction, but is not located within the site. Half of the site is located within a section of employment allocation
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	FZ2 - <1% FZ3 - <1% SW - 3%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	G	Site is located within 800m of a secondary school
24. Proximity to GP surgery	G	Site is located within 800m of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Castleton Road (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	15

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.7ha and 15 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site is adjoining formal recreation, but would not result in loss of provision.
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	A	Site as adjoining Green Space designated within the neighbourhood plan Viewpoint is located on edge of site, facing outwards, has potential to cause obstruction
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located behind a few grade 2 listed building, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is partly located within 800m of a GP Site is partly located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is partly located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	A	no direct access to classified road Site has indirect access to a classified road through another site which is also promoted for development.
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

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Site details:

SITE ID:	HE23422
District:	Mid Suffolk
Parish:	Eye
Site Address:	Land east of Eye Cemetery, Eye, IP23 7DP.
Approx site area (ha)	2.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	81

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 81 dwellings + 2.6ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated with Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Less than 75% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	Does not adjoin built up form
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	A	Prow through site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	R	Viewpoint within site and adjoins green space and employment site
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	4.51% FZ2, 3.42% FZ3 and 1.24 SWF
22. Proximity to primary school	R	Excess of 800m - right on the border
23. Proximity to secondary school	G	Within 800m
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23428
District:	Mid Suffolk
Parish:	Eye
Site Address:	Land east of Tuffs Road, Eye, IP23 7LE.
Approx site area (ha)	20.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	570

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 570 dwellings + 20.3
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within development plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not with designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	A	Prow across middle of the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	A	Potential impact from WRC
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	R	Viewpoints looking across the site
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	0.05% FZ2, 0.01 FZ3, 0.23% SWF
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Within 5km, just outside of 800m
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	G	Western part of site with transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	114

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 114 dwellings + 4.8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not designated within development plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow through southern part of site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	G	Grade 2
13. Impact on neighbouring uses	G	No neighbouring issues
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	A	Adjoins open space
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	A	Potential impact on listed buildings
21. Flood risk status	A	0.54% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	R	Does not have direct highways access to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23457
District:	Mid Suffolk
Parish:	Eye
Site Address:	Land west of Brome Avenue, Eye, IP23 7HL.
Approx site area (ha)	4.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	132

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 132 dwellings + 4.6ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	UKPN 33V pole towers within the borders of the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	A	Just outside of the hazardous waste buffer zones
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	A	Adjoins open space
18. Relationship with HRA/SSSI designations	G	No designations

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Possible impact on listed buildings
21. Flood risk status	G	Not within flood zones
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23054
District:	Mid Suffolk
Parish:	Finningham
Site Address:	Land south of Westthorpe Road, Finningham.
Approx site area (ha)	1.1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	15

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.1ha and up to 15 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs though the middle of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located near to a grade 2 listed building, Hill House, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Westhorpe Road (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23212
District:	Mid Suffolk
Parish:	Finningham
Site Address:	Land east of Gislingham Road, Finningham.
Approx site area (ha)	1.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	35

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.6158 ha - 35 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via U Road - Gislingham Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23246
District:	Mid Suffolk
Parish:	Finningham
Site Address:	Land to the west of Gislingham Road, Finningham.
Approx site area (ha)	4.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	100

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	4.5ha and 100 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located close to a waste region site and there is a possibility development would result in some neighbouring use issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located near to grade 2 listed building and has the possibility of harm to designated or non-designated heritage assets. Site is partly located within 100m of a Conservation Area
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Gislingham Road (U)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23253
District:	Mid Suffolk
Parish:	Finningham
Site Address:	Moon Lane Finningham, Stowmarket, IP14 4JE.
Approx site area (ha)	18.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	400

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	18.8ha and 400 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near to a water recycling centre, there is a possibility development would result in some neighbouring use issues.

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is not located within any of the designations listed Site is partly located within 100m of a Conservation Area
21. Flood risk status	G	FZ2 - 0.20% SW- 0.70%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Walsham Road (B)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23258
District:	Mid Suffolk
Parish:	Finningham
Site Address:	Land north of Wickham Road, Finningham.
Approx site area (ha)	4.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Self/ custom build housing
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	4.9ha and 10 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	49% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No know issues
10. Developable area constraints	G	No know issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield sites
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	A	Site is located near to a water recycling centre - Terminal PS, there is a possibility development would result in some neighbouring use issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located near 2 different Graded 2 listed building, there is a possibility of harm to designated or non-designated heritage assets. Site is adjoining the Conservation Area
21. Flood risk status	R	FZ2 - 63% FZ3 - 49% SW - 70%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located with the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Wickham Road (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23321
District:	Mid Suffolk
Parish:	Finningham
Site Address:	Land East of, Station Road, Finningham Stowmarket.
Approx site area (ha)	2.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	30

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 20-30 dwellings + 2.4ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Possible harm to listed buildings Site is partly located within 100m of the conservation area
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	R	Excess of 5km
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Outside of transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE22997
District:	Mid Suffolk
Parish:	Framsden
Site Address:	Forge House, Ashfield Road, Framsden, Stowmarket, IP14 6LR.
Approx site area (ha)	0.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.3ha and 5 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	R	No direct highway access
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23184
District:	Mid Suffolk
Parish:	Fressingfield
Site Address:	Land to the north of Laxfield Road, Fressingfield.
Approx site area (ha)	0.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.8967 ha - 10 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Overheads along site frontage will require diversion underground
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located on edge of site, has potential to cause obstruction, but is not located the neighbourhood plan designation
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is not located within any of the designations listed Site is partly located within 100m of the conservation area
21. Flood risk status	A	SW - 2.30%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	G	Site is partly located within 800m of a GP Site is partly located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via B Road - Laxfield Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23195
District:	Mid Suffolk
Parish:	Fressingfield
Site Address:	Land east of Stradbroke Road, Fressingfield.
Approx site area (ha)	0.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.9ha and 10 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near to a water recycling centre - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located outside of the site, facing towards, has potential to cause obstruction, but is not located within the site
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is not located within any of the designations listed Site is located within 100m of a conservation area
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	G	Site is located within 800m of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Stradbroke Road (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23201
District:	Mid Suffolk
Parish:	Fressingfield
Site Address:	Land south of Laxfield Road, Fressingfield.
Approx site area (ha)	0.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	15

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 10-15 dwellings + 0.7ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	G	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	No impact Site is adjoining a conservation area
21. Flood risk status	A	2.38% SWF
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23205
District:	Mid Suffolk
Parish:	Fressingfield
Site Address:	Post Mill Lane, Fressingfield, IP21 5BL.
Approx site area (ha)	0.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	18

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 18 dwellings + 0.9ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within the development plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Pumping station buffer crosses site boundary
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact on listed buildings Site is partly located within 100m of a Conservation Area
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23207
District:	Mid Suffolk
Parish:	Fressingfield
Site Address:	Land West Of John Shepherd Road Fressingfield Suffolk.
Approx site area (ha)	1.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	30

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 25-30 dwellings + 1.3ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	A	Adjoins Non designated heritage asset
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact on non designated heritage assets Site is more than partly located within 100m of a Conservation Area
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	A	Incomplete evidence
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23105
District:	Mid Suffolk
Parish:	Gislingham
Site Address:	Land south of Mill Street, Gislingham, Eye, IP23 8JT.
Approx site area (ha)	1.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.6117 ha - 20 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield Site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a Water Recycling Centre - there is a possibility development would

Criteria	Score	Comments
		result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is partly located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via C Road - Mill Street
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	210

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	11.8ha and up to 210 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Site is wholly located within the water recycling centre - there is a strong possibility development would be significantly affected by neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	FZ2 - 36.3% FZ3 - 32% SW - 31.2
22. Proximity to primary school	A	Site is partly located within 800m of a primary school Site is partly in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/21/05611 Planning permission for NSIP Norwich - Tilbury for overhead pylons Has the potential to cause impact upon development
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Thornham Road (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23266
District:	Mid Suffolk
Parish:	Gislingham
Site Address:	Land to the east of High Street, Gislingham.
Approx site area (ha)	19.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Self/ custom build housing
Proposed dwellings:	400

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	19.9ha and 400 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge and the middle of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near to a water recycling centre, there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located near several grade 2 listed building, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to High Street (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23268
District:	Mid Suffolk
Parish:	Gislingham
Site Address:	Land off Finningham Road Gislingham.
Approx site area (ha)	2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	40

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.0303 ha - 40 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield Site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a Water Recycling Centre there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	G	Site is located partly within 400m of a primary school Site is located partly within 800m primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via C Road - Finningham Road and U Road - Morleys Lane
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Mixed use, Other - please specify. all types of residential development, including affordable units, self-build and custom housebuilding.
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.8ha and 20 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Wetherden Road (U)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Self-build housing
Proposed dwellings:	40

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.4ha and 40 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 1.2%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	A	Unofficial land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Elmswell Road (C)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Self-build housing
Proposed dwellings:	35

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 35 dwellings + 2.5ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	Adjoins built form 3 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow through the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	15.07% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.5ha and 20 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	no sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Site is adjoining a Waste Site, there is a strong possibility development would be significantly affected by neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	A	Unofficial land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Stowmarket Road (B)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23248
District:	Mid Suffolk
Parish:	Great Blakenham
Site Address:	Land off Stowmarket Road Great Blakenham.
Approx site area (ha)	10
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing, Mixed use.
Proposed dwellings:	120

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	10ha and 120 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 5.00%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	A	Unofficial land registration documents have need provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Stowmarket Road (B)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23486
District:	Mid Suffolk
Parish:	Great Blakenham
Site Address:	Land on west side of Stowmarket Road, Great Blakenham.
Approx site area (ha)	0.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	12

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 10-12 dwellings + 0.4ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No impact
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	Not within designations
16. Relationship to national landscapes (formerly AONBs)	G	Not within designations
17. Relationship with made Neighbourhood Plan designations	G	Not within designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and Mods PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	A	Current use is allotments
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	R	Does not have direct highways access and is not adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23496
District:	Mid Suffolk
Parish:	Great Bricett
Site Address:	5927_Land South of Offton Road , Squirrels Farm. IP14 2JD.
Approx site area (ha)	1
Land type:	MXD.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 5 dwellings + 1ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	G	Roughly 50/50 split
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Possible impact on listed building
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Immediately available
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	BRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	51

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 51 dwellings
2. Extant planning status	Suitable	Does not have extant permission
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Not within flood zone
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	G	Brownfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	A	Just outside of the WRC buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 800m
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Within transport corridor
26. Existing uses impact	A	5-10 years identified, likely due to ongoing use. No information on relocation
27. Planning delivery history	A	DC/17/03568/OUT granted for 51 dwellings - no RES granted
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjoins classified unnumbered
31. Relationship to Minerals and Waste Plan designations	G	Not within designations
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23102
District:	Mid Suffolk
Parish:	Great Finborough
Site Address:	High Road, Great Finborough, Stowmarket
Approx site area (ha)	3.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	69

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	3.4499 ha -
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Pylons runs through the middle of the site and would likely have significant impacts on the deliverability of the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via B Road - High Road
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	158

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	7.9ha + unknown dwellings at this stage
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Just outside WRC buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact on listed buildings
21. Flood risk status	G	0.9% SWF
22. Proximity to primary school	G	Part of site within 400m
23. Proximity to secondary school	A	Part of site within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within designation
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	8

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.0261 ha - 8 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via B Road - B1115
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23259
District:	Mid Suffolk
Parish:	Great Finborough
Site Address:	Broad Oak, High Road, Great Finborough, Stowmarket, IP14 3AA.
Approx site area (ha)	1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	8

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1ha and 8 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs through the middle of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	A	Site is located near a water recycling centre, there is a possibility development would

Criteria	Score	Comments
		result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	A	Unofficial land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to High Road (B)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23394
District:	Mid Suffolk
Parish:	Great Finborough
Site Address:	Land to the west of High Road, Great Finborough, IP14 3AQ.
Approx site area (ha)	0.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	12

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.9ha and 12 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is located within 800m of primary school
23. Proximity to secondary school	A	Site is located within 5km of secondary school
24. Proximity to GP surgery	A	Site is located within 5km of GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to High Road (B)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23395
District:	Mid Suffolk
Parish:	Great Finborough
Site Address:	Land to the west of B1115 High Road, Great Finborough, IP14 3AQ.
Approx site area (ha)	9.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	80

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	9.3ha and 80 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	PRoW runs through the middle of the site but would not impact development Pylons runs through the middle of the site and would likely have significant impacts on the deliverability of the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	A	Site is located near to a water recycling centre, there is a possibility development would

Criteria	Score	Comments
		result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 1.7
22. Proximity to primary school	A	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access via C Road and B Road
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Mixed use.
Proposed dwellings:	60

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	14.9ha and 60 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	no sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	A	Site is vacant or its current use can cease within 5 - 10yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	A	No direct access to classified road Site as adjacent to site which is also promoted for development, which as access to a U Road Site is adjacent to the A14
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23097
District:	Mid Suffolk
Parish:	Haughley
Site Address:	Land at Station Road, Haughley, Stowmarket, IP14 3QP.
Approx site area (ha)	9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Open space and amenity
Proposed dwellings:	170

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	9ha and up to 170 dwellings proposed
2. Extant planning status	Suitable	no extant Pp
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	PRoW and Pylons runs along the edge of the site and could have potential impact on development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	A	Site is located near to a water recycling centre, there is a possibility development would

Criteria	Score	Comments
		result in some neighbouring use issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 1.6%
22. Proximity to primary school	A	Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Station Road (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23214
District:	Mid Suffolk
Parish:	Haughley
Site Address:	Mere Farm, Green Road, Haughley, Stowmarket, IP14 3RA.
Approx site area (ha)	3.8
Land type:	MXD.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	75

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	3.8394 ha - 75 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site 75% Brownfield site 25%
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a water recycling centre and there is a possibility development would result in some neighbouring use issues.

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 0.06%
22. Proximity to primary school	A	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	A	site is occupied/in use and owner occupier who lives on site and can relocate on reasonable notice
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	A	Development is marginal or unknown.
30. Site access to public highway	G	Site has main access via C Road - Bacton Road
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	25

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.9312 ha - between 20 - 25 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	Within buffer No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	A	Site is located near a water recycling centre, there is a possibility development would result in some neighbouring use issues.

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Site is adjoining housing allocation allocated in the neighbourhood plan
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration document have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	A	Site has indirect access to a classified road through another site which is also promoted for development - access to various U roads through Site 23521
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23264
District:	Mid Suffolk
Parish:	Haughley
Site Address:	Land north of Shepherd's Lane, Stowmarket IP14 3QE.
Approx site area (ha)	9.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	190

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	9.2ha and 190 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located near a grade 2 listed building, Shepherds farmhouse, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	A	FW2 - 0.01% FZ3 - 0.01% SW - 7.2%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/21/03671 - FULL PLANNING APPLICATION - NOT STARTED DC/23/03039 - FULL PLANNING APPLICATION - NOT STARTED
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Shepherds Lane (U)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is adjoining a JLP Saved policy, however the site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	600

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	38.1ha and 600 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	no sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site is adjoining formal recreation, but would not result in loss of provision.
15. Relationship to environmental designations	A	Site is adjoining a Ancient woodland

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	A	Site is party adjoining a County Wildlife site
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	FZ2 - 4% FZ3 - 4% SW - 10.5%
22. Proximity to primary school	A	Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/21/03671 - FULL PLANNING APPLICATION - NOT STARTED DC/23/03039 - FULL PLANNING APPLICATION - NOT STARTED
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to U road
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23480
District:	Mid Suffolk
Parish:	Haughley
Site Address:	Land north of Fishponds Way Haughley.
Approx site area (ha)	8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	12

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 120 dwellings + 8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not within development plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Less than 75% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow on northern part of site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	R	Pumping station overlaps the site and just outside of a water recycling centre buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	Not within designations
16. Relationship to national landscapes (formerly AONBs)	G	Not within designations
17. Relationship with made Neighbourhood Plan designations	A	Adjoins housing allocation
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Within designations
20. Heritage assets impact possibility	G	No issues
21. Flood risk status	A	9.18% FZ2, 4.55% FZ3 and 6.70% SWF
22. Proximity to primary school	A	Part of site within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	8

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 8 dwellings + 1.2ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals and waste consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23521
District:	Mid Suffolk
Parish:	Haughley
Site Address:	Land off Grainge Way, Haughley, Stowmarket, IP14 3GQ.
Approx site area (ha)	5.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	100

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	5.9ha and 100 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No know issues
10. Developable area constraints	A	PRoW runs along the edge of the site but would not impact development Pylons runs through the middle of the site and would likely have significant impacts on the deliverability of the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a water recycling centre - there is a possibility development would

Criteria	Score	Comments
		result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	R	Site is partly located within a Neighbourhood Plan Housing Allocation
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 0.33%
22. Proximity to primary school	A	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Green Road (C)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23001
District:	Mid Suffolk
Parish:	Hemingstone
Site Address:	Orchard Cottage, Main Road, Hemingstone, Ipswich, IP6 9RJ.
Approx site area (ha)	1.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	25

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.2ha and 25 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not located within any of the designations listed
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located with the transport plan
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Main Road (C)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23229
District:	Mid Suffolk
Parish:	Hemingstone
Site Address:	Hemingstone Fruit Farm, Main Road, Ipswich, IP69RJ.
Approx site area (ha)	5.6
Land type:	MXD. roughly 25% brown 75% Green

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	12

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	5.5785 ha - 12 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site 75% Brownfield site 25%
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located near a grade 2 listed building charity Farmhouse - there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	SW - 0.01
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	A	Site is occupied/in use but its current use does not require relocation. Agricultural land not in use, Warehouses dilapidated
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has access via C Road and U Road
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Area of parking for Henley Primary School
Proposed dwellings:	30

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	6.3ha and 30 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Site is partly located within a water recycling centre and there is a strong possibility development would be significantly affected by neighbouring use issues.

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Sw - 0.31
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to a C Road - Ashbocking Road and U Road - Church Lane
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23407
District:	Mid Suffolk
Parish:	Henley
Site Address:	Land to the west of Main Road, Henley.
Approx site area (ha)	3.1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	50

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	3.0653 ha - 50 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Potential harm to heritage assets
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has access via C Road - Main Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23475
District:	Mid Suffolk
Parish:	Henley
Site Address:	Land West of Main Road, Henley. .
Approx site area (ha)	3.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	55

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 55 dwellings + 3.2ha
2. Extant planning status	Suitable	No extant permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	G	Grade 2 and 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and Mods PHMZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	A	Potential impact on listed buildings
21. Flood risk status	G	Not within flood zones
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Outside of transport corridor
26. Existing uses impact	G	Site vacant / not in use
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23077
District:	Mid Suffolk
Parish:	Hoxne
Site Address:	Land at Abbey Hill Hoxne IP21 5AL.
Approx site area (ha)	4.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	80

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	4.9ha and 80 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a water recycling centre - there is a possibility development would result in some neighbouring use issues.

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located on edge of site, has potential to cause obstruction, but is not located within the site
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located near a UFRM scheduled monuments, a grade 2 listed walled garden and Abbey view, there is a possibility of harm to designated or non-designated heritage assets. Site is adjoining conservation area and located within 100m of a conservation
21. Flood risk status	G	SW - 0.54%
22. Proximity to primary school	A	Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is partly located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	A	Site is occupied/in use but its current use does not require relocation. Agricultural land occupied by the owners and vacant possession can be given at short notice.
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Abbey Hill (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23124
District:	Mid Suffolk
Parish:	Hoxne
Site Address:	land to the South of Nuttery Vale.
Approx site area (ha)	1.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	30

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.2766 ha - Approx. 30 new dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is not located within any of the designations listed Site is partly located within 100m of the conservation area
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via C Road - Nuttrey Vale
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23125
District:	Mid Suffolk
Parish:	Hoxne
Site Address:	Land south of Green Street, Eye.
Approx site area (ha)	0.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.3597 ha - 3 to 5 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a water recycling centre – there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	R	Site is located within Local Landscape Sensitivity Area designated in a Neighbourhood Plan
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located very close to a grade 2 listed building, Mulberry Cottage - there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has access via B Road - B1118
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23129
District:	Mid Suffolk
Parish:	Hoxne
Site Address:	land to the West of Denham Low Road.
Approx site area (ha)	0.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Mixed use, Other - please specify. Public open space/ parking/ MUGA
Proposed dwellings:	15

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.8ha and 15 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	housing allocation HOX14 but no evidence of planning application
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near to a water recycling centre
14. Formal recreational provision	G	Site is adjoining formal recreation, but would not result in loss of provision.
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	R	Site is wholly located within a housing allocation designated within the neighbourhood plan Site is adjoining a Green Space designated within the neighbourhood plan
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located adjacent to a grade 2 listed building, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to U road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23140
District:	Mid Suffolk
Parish:	Hoxne
Site Address:	15 acres west of Wittons Lane, Hoxne.
Approx site area (ha)	6.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	124

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	6.2ha and unknown dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	R	Site is partly located within a water recycling centre, there is a strong possibility development would be significantly affected by neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located on edge of site, has potential to cause obstruction, but is not located within the site
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW- 0.4%
22. Proximity to primary school	A	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is partly located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located with the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Wittons Lane (U)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	104

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	5.2 and unknown dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any allocation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	no sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	R	Site is wholly located within a Local Landscape Sensitivity Area designated within the neighbourhood plan
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	FZ2 - 10% FZ3 - 6% SW - 0.19%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Nuttery Vale (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23187
District:	Mid Suffolk
Parish:	Hoxne
Site Address:	Land to the west of Wittons Lane, Hoxne.
Approx site area (ha)	12.1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	242

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	12.1ha and unknown dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the middle of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	R	Site is wholly located within a water recycling centre, significant site-specific issues which are likely to affect the site's deliverability.
14. Formal recreational provision	G	Site is adjoining formal recreation, but would not result in loss of provision.

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	R	Site is partly located within a Local Landscape Sensitivity Area which has been designated within a Neighbourhood Plan
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	FZ2 - 0.95% FZ3 - 0.24% SW - 0.24%
22. Proximity to primary school	A	Site is partly located within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Wittons Lane (U)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23191
District:	Mid Suffolk
Parish:	Hoxne
Site Address:	Land off of Abbey Hill Road, Hoxne.
Approx site area (ha)	8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	160

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	8ha and unknown dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Site is wholly located within a water recycling centre - there is a strong possibility development would be significantly affected by neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	R	There are multiple viewpoints face the site, has potential to cause obstruction, but is not located within the site Site is partly located within Green Space designated within the neighbourhood plan Site is partly located within Local Landscape Sensitivity Area
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	R	A grade 2 listed monument is located within the site, there is a strong possibility of harm to a known/ designated heritage asset. Site is adjoining two scheduled monuments, Remains of Hoxne priory at Abbey Farm, there is a strong possibility of harm to
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is partly located within 800m of a primary school Site is partly in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is partly located within 5km of a GP Site is partly in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	A	no direct access to a classified road

Criteria	Score	Comments
		Site has indirect access to a U Road through another site which is also promoted for development.
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23449
District:	Mid Suffolk
Parish:	Hoxne
Site Address:	Shreeves Farm, Denham Road, Heckfield Green, Hoxne.
Approx site area (ha)	2.2
Land type:	MXD. roughly 50/50 split

Site proposals:

Proposal:	Housing (C3). -
Proposed dwellings:	38

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 38 dwelling + 2.2ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Hox13 Neighbourhood Plan allocation but no planning permission
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	0% Within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	G	50/50 split
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No impact
16. Relationship to national landscapes (formerly AONBs)	G	No impact
17. Relationship with made Neighbourhood Plan designations	R	Allocated for housing
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact on listed buildings
21. Flood risk status	G	No flood risk
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Part of the site within 5km
24. Proximity to GP surgery	A	Part of the site within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Piggery, but relocation not required and available immediately
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23249
District:	Mid Suffolk
Parish:	Kenton
Site Address:	Old Station Yard, Eye Road, Kenton.
Approx site area (ha)	1.4
Land type:	BRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	18

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.4ha and 18 dwellings proposed
2. Extant planning status	Suitable	extant PP (DC/21/04092) not commenced
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	no sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	G	Brownfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near to a water recycling centre, there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Eye Road (C)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23088
District:	Mid Suffolk
Parish:	Laxfield
Site Address:	little klabang farm Station Road Laxfield IP13 8HF.
Approx site area (ha)	4.3
Land type:	GRN. used as a camp site

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	30

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	4.3ha and 30 dwellings proposed
2. Extant planning status	Suitable	no relevant extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	A	Site is located close to two different water recycling centres- there is a possibility development

Criteria	Score	Comments
		would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	A	Site is not located within any of the designations listed Site is partly located within 100m of the conservation area
20. Heritage assets impact possibility	A	Site is located close to several listed buildings, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	SW - 0.53%
22. Proximity to primary school	A	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5k of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5k of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Station Road (B)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.9ha and 10-20 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located next to 2 grade 2 listed buildings, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a secondary school
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Bildeston Road (C)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	BRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.27 ha, 5 dwellings
2. Extant planning status	Suitable	Does not have an extant planning permission
3. Existing allocation status	Suitable	Site is not allocated
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Not within a flood zone
6. Contained within environmental designations	Suitable	Site is not located within any of the designations listed

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	G	Brownfield site
12. Agricultural land use class	G	Grade 4
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	R	Site is partially located within and adjoining a County Wildlife Site
20. Heritage assets impact possibility	R	Site is not located within any of the designations listed Site is wholly located with the conservation area
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	A	Site is vacant or its current use can cease within 5 - 10 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	A	Development is marginal or unknown.
30. Site access to public highway	G	Site has direct access to C Road - Mellis Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE22980
District:	Mid Suffolk
Parish:	Mendham
Site Address:	Denny's Hill Mendham Harleston IP200NP.
Approx site area (ha)	1.1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	12

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.1ha and 12 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 4
13. Impact on neighbouring uses	R	Within Water Recycling Centre buffer zone
14. Formal recreational provision	G	No designations
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Direct access to Denny's Hill (C)
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23120
District:	Mid Suffolk
Parish:	Mendham
Site Address:	Land south of Metfield Road, Withersdale Street, IP20 0JG.
Approx site area (ha)	1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	15

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.0276 ha - 10 to 15 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not within allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Within buffer 2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	R	Site is located within a water recycling centre - there is a possibility development would result in some neighbouring use issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via B Road - B1123
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.5784 ha - 5 to 10 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not within allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield Site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Site is located within a water recycling centre - there is a strong possibility development would be significantly affected by neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of ownership
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access to B Road - B1123
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23280
District:	Mid Suffolk
Parish:	Mendham
Site Address:	The Old Vicarage, Mendham, Harleston, IP20 0NL.
Approx site area (ha)	0.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	18

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.9172 ha - Between 12 and 18 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not within allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Within Buffer 1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site 90% Brownfield site 10%
12. Agricultural land use class	A	Grade 3 Grade 4
13. Impact on neighbouring uses	R	Site is located wholly within a Water Recycling Centre, there is a strong possibility development would be significantly affected by neighbouring use issues.

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via U Road - Mundys road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	3.8ha and 9 dwellings proposed
2. Extant planning status	Suitable	no extant PP (DC/23/03595 for access only)
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	no sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near 2 water recycling centre and there is a possibility development would result in some neighbouring use issues.

Criteria	Score	Comments
		Site is located near 2 HSE hazardous installations and there is a possibility development would result in some neighbourin
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is within excess of 800m of a primary school
23. Proximity to secondary school	A	Site is partly located within 5km of a secondary school Site is party in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located with a transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Norwich Road (A)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23310
District:	Mid Suffolk
Parish:	Mendlesham
Site Address:	Land east of Mendlesham
Approx site area (ha)	18.1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	200

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 200 dwellings + 18.1ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Less than 0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Two Prows through the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	A	Adjoins open space
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Possible impact on listed buildings Site is partly adjoining the Conservation Area
21. Flood risk status	A	8.69% FZ2, 7.31% FZ3, 3.39% SWF
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within designations
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23311
District:	Mid Suffolk
Parish:	Mendlesham
Site Address:	Land north east of Chapel Road, Mendlesham. .
Approx site area (ha)	2.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 20 dwellings + 2.3ha
2. Extant planning status	Suitable	DC/19/05915/OUT but DC/23/03187/RES and DC/23/04608/RES currently pending and therefore not commenced
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow on the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact on listed building
21. Flood risk status	G	0.2% FZ2, 0.1% SWF
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	A	DC/19/00959/OUT - 49 dwellings, unimplemented
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within designations
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23377
District:	Mid Suffolk
Parish:	Mendlesham
Site Address:	Land south of Chapel Road, Mendlesham.
Approx site area (ha)	6.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	120

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	6.9ha and 120 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near to a water recycling centre - there is a possibility development would result in some neighbouring use issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located on edge of site, has potential to cause obstruction, but is not located within the site Site is adjoining a Housing allocation designated within the Neighbourhood Plan
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is not located within any of the designations listed Site is partly located within the 100m of the conservation area
21. Flood risk status	A	FZ2 - 2% FZ3 - 1.4% SW - 11%
22. Proximity to primary school	A	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	G	Site is located within 800m of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Chapel Road (U) and Mill Road (U)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23453
District:	Mid Suffolk
Parish:	Mendlesham
Site Address:	Land to the north of Brockford Road, Mendlesham, Suffolk, IP14 5SG.
Approx site area (ha)	15.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Public Open Space Drainage/ flood attenuation
Proposed dwellings:	240

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 240 dwellings + 15.8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Less than 75% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow on the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	A	Adjoins open scape

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	G	Not within designations
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact on heritage assets Site is partly adjoining the conservation areas
21. Flood risk status	G	0.25% SWF
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented planning permission
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Not with designations
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.2ha and 10 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	G	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is not located within any of the designations listed Site is partly located within 100m of a conservation area
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located with the transport corridor
26. Existing uses impact	A	Site is vacant or its current use can cease within 5 - 10 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Fressingfield Road (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23698
District:	Mid Suffolk
Parish:	Metfield
Site Address:	Land north of B1123, Metfield.
Approx site area (ha)	1.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	25

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.5 ha, 20 dwellings, site is above 0.25ha or has capacity to accommodate more than five dwellings.
2. Extant planning status	Suitable	Does not have an extant planning permission
3. Existing allocation status	Suitable	Site is not allocated
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	Not within a flood zone
6. Contained within environmental designations	Suitable	Site is not located within any of the designations listed

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	R	Site is located close to several grade 2 listed building, there is a possibility of harm to designated or non-designated heritage assets. Site is partly located with the Conservation area and within the 100m buffer.
21. Flood risk status	A	7.3% SWF
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access via B Road - Harleston Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23401
District:	Mid Suffolk
Parish:	Mickfield
Site Address:	Land at Mickfield.
Approx site area (ha)	0.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.5184 ha - 5 to 20 units
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not within allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Within buffer 1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Site is wholly located within a Water Recycling Centre, there is a strong possibility development would be significantly affected by neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of ownership
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	site has main access via C Roads - Scotts Hill
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23158
District:	Mid Suffolk
Parish:	Needham Market
Site Address:	Land at Barretts Lane, Needham Market.
Approx site area (ha)	28.1
Land type:	GRN. (does have Barretts lane running through it)

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	300

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	28.0899 ha - Up to 300 dwellings.
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not within allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	Within Buffer 3 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	PRoW runs along the edge of the site but would not impact development Pylons runs through the middle of the site and would likely have significant impacts on the deliverability of the site Oil Pipelines Operational runs along the edge of the site, but w
11. Brownfield, greenfield, or mixed use land	A	Greenfield site

Criteria	Score	Comments
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	FZ 2 - 1.10% FZ 3 - 1.10% SW - 10.20%
22. Proximity to primary school	G	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is partly located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is partly located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is partly located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via U Road - Barrett's Lane, this road run through the site
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23199
District:	Mid Suffolk
Parish:	Needham Market
Site Address:	Land east of Barking Barking Road, Needham Market, IP6 8EZ.
Approx site area (ha)	4.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3). The Site has the ability to have housing and an important flood alleviation basin.
Proposed dwellings:	60

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	4.3ha and 60 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	A	Site is located near to a water recycling centre - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is partly located within 800m of a primary school Site is partly in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	G	Site is located within 800m of a GP
25. Relationship to strategic transport corridor	A	Site is located with the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Barking Road (B)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	800

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	48.2964 ha - 800 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not within allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Within buffer 2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	PRoW runs along the edge of the site but would not impact development Pylons runs through the middle of the site and would likely have significant impacts on the deliverability of the site Edge of the site runs over a Oil Pipeline Operational
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3

Criteria	Score	Comments
13. Impact on neighbouring uses	A	Site is located near a Water recycling centre and a IN LINE PS, there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	FZ2 - 6.15% FZ3 - 6% SW - 11.40%
22. Proximity to primary school	A	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is partly located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/21/01252 - FULL APPLICATION - COMPLETION
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via both B Road - Stowmarket Road and U Road - Barretts Lane
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23398
District:	Mid Suffolk
Parish:	Needham Market
Site Address:	Land at Stowmarket Road, Needham Market.
Approx site area (ha)	20.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	250

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	20.5ha and 250 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	no owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	FZ2 - 13% FZ3 - 2% SW - 13%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Stowmarket Road (B)
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23070
District:	Mid Suffolk
Parish:	Norton
Site Address:	LAND ADJACENT SUFFOLK HOUSE IXWORTH ROAD.
Approx site area (ha)	1.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	30

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.3ha and up to 30 dwellings proposed
2. Extant planning status	Suitable	Extant PP DC/22/01941 - not commenced
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 0.40%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/22/01941 – OUTLINE PLANNING PERMISSION – NOT STARTED DC/19/01236 – OUTLINE PLANNING PERMISSION - REFUSED DC/20/04429 – OUTLINE PLANNING PERMISSION - WITHDRAWN DC/21/00662 – OUTLINE PLANNING PERMISSION - REFUSED DC/20/04256 – OUTLINE PLANNING PERMISSIO
28. Evidence of ownership and agreements	G	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Ixworth Road (A)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	MXD.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Self build housing
Proposed dwellings:	15

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.6ha and up to 15 dwellings proposed
2. Extant planning status	Suitable	No relevant extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owners identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site 80% Brownfield site 20%
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	R	Site is located surrounding a grade 2 listed building, Haydons, there is a strong possibility of harm to a known/ designated heritage asset.
21. Flood risk status	A	SW - 7%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/17/04639 - FULL APPLICATION - COMMENCED DC/20/00412 - FULL APPLICATION - COMMENCED
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Ashfield Road (U)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23100
District:	Mid Suffolk
Parish:	Norton
Site Address:	Land West of Ixworth Road, Norton.
Approx site area (ha)	6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	80

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	6.0326 ha - 60 to 80 dwellings including affordable homes
2. Extant planning status	Suitable	No relevant extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owners identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Within buffer 2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	no known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a Water recycling centre IN LINE PS - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 2.37%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	A	Noted on form 0 - 5 yrs / 5 - 10 yrs Site is occupied/in use but its current use does not require relocation.
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access via A Road - Ixworth Road (A1088) and C Road - Thurston Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23263
District:	Mid Suffolk
Parish:	Norton
Site Address:	Land off A1088, Norton, Bury St Edmunds, IP31.
Approx site area (ha)	6.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing, Other - please specify. Single storey specialist housing for the elderly
Proposed dwellings:	30

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	6.3ha and 30 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 1.5%
22. Proximity to primary school	A	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to A1088
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing, Other - please specify. Specialist housing for the elderly
Proposed dwellings:	17

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.5427 ha - 17 Dwellings
2. Extant planning status	Suitable	No relevant extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owners identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issue
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 1%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via C Road - The Street
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing, Other - please specify. Single storey homes providing specialist care for elderly residents
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	4.1617 ha - 20 dwellings
2. Extant planning status	Suitable	No relevant extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owners identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Yes, within buffer 2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via Unclassified Road - Ashfield Road and Not classified Road - Prospect Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Public open space
Proposed dwellings:	45

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 45 dwellings + 3.3ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within development plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	A	Part of site within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within designation
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Public Open Space
Proposed dwellings:	35

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 38 dwellings + 2.5ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within designation
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23415
District:	Mid Suffolk
Parish:	Norton
Site Address:	Land at Stanton Street.
Approx site area (ha)	8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	40

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 40 dwellings + 8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	Does not adjoin built form or a commenced development
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	A	Prow through the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Largely grade 3 and some grade 4
13. Impact on neighbouring uses	R	Likely impact from WRC
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within waste minerals area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23109
District:	Mid Suffolk
Parish:	Occold
Site Address:	Land west of Occold, Eye, IP23 7PT.
Approx site area (ha)	3.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Residential, recreational, open space
Proposed dwellings:	25

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	3.8143 ha - Anticipated minimum of 25 units.
2. Extant planning status	Suitable	No relevant extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owners identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via B Road - B1077
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23393
District:	Mid Suffolk
Parish:	Occold
Site Address:	LAND EAST SIDE OF MILL ROAD.
Approx site area (ha)	0.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.8ha and 10 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 0.9%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Mill Road (U)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23495
District:	Mid Suffolk
Parish:	Offton
Site Address:	5927_Land North of Bildeston Road, Offton..
Approx site area (ha)	1.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	13

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 13 dwellings + 1.7ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	R	Within water recycling centre buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No impact
16. Relationship to national landscapes (formerly AONBs)	G	No impact
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and Mods PHMZ
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	A	Potential impact on listed building
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23697
District:	Mid Suffolk
Parish:	Old Newton
Site Address:	Land south of Church Road, Old Newton.
Approx site area (ha)	0.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.3 ha, 10 dwellings
2. Extant planning status	Suitable	Does not have an extant planning permission
3. Existing allocation status	Suitable	Site is not allocated
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Not within a flood zone
6. Contained within environmental designations	Suitable	Site is not located within any of the designations listed

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located close to a water recycling centre - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located close to a grade 2 listed building, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	A	Site is vacant or its current use can cease within 5 - 10yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site is not located within a Mineral Consultation Area
31. Relationship to Minerals and Waste Plan designations	G	Site is not protected for any alternative use
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23027
District:	Mid Suffolk
Parish:	Old Newton with Dagworth
Site Address:	Land To The East Of School Road Old Newton Suffolk
Approx site area (ha)	0.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.9ha and 5 dwellings proposed
2. Extant planning status	Suitable	Extant PP (DC/21/06081/out) not yet commenced
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	A	Site is located adjoining a water recycling centre - there is a strong possibility development would be significantly affected by neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW- 2.3
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/21/06081 - OUTLINE PLANNING PERMISSION - NOT STARTED
28. Evidence of ownership and agreements	G	Official land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to U road
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23029
District:	Mid Suffolk
Parish:	Old Newton with Dagworth
Site Address:	Land East Of School Road Old Newton Suffolk
Approx site area (ha)	1.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.3ha and up to 10 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	no sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	R	Site is partly located within a water recycling centre, there is a strong possibility development would be significantly affected by neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 1.4%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	A	Unofficial land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access via U Road -
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23087
District:	Mid Suffolk
Parish:	Old Newton with Dagworth
Site Address:	49 Church Road, Old Newton, Stowmarket, IP14 4ED.
Approx site area (ha)	1.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.5ha and 5 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site (Site has been labelled GF but looks like site has buildings on it)
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	A	Site is located near a water recycling centre - there is a possibility development would result in some neighbouring use issues.

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	R	A grade 2 building is located within this site, No.47 and 49 Ashburnham Cottages, there is a strong possibility of harm to a known/ designated heritage asset.
21. Flood risk status	G	SW - 0.78
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/19/01474 - FULL PLANNING APPLICATION - REFUSED DC/17/05683 - OUTLINE PLANNING APPLICATION - REFUSED
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	A	Development is marginal or unknown
30. Site access to public highway	G	Site has direct access to Church Road (C)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	50

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	5.4437 ha - 50 dwellings
2. Extant planning status	Suitable	Full planning permission - DC/21/03874 – not commenced
3. Existing allocation status	Suitable	Not within allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via both U Roads - Silver Street and B Roads - B1113
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	57

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.6328 ha - 57 dwellings
2. Extant planning status	Suitable	Full applications - DC/21/03874 Not Started
3. Existing allocation status	Suitable	Not within allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 0.77
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	Full applications - DC/21/03874 Not Started
28. Evidence of ownership and agreements	A	A transfer of whole registry title has been provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has access to B Road - B1113 and C Road - Silver Street
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	8

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 8 dwellings + 0.5ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side and under construction application 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Just outside of pumping station buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Outside of transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within designation
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Mixed use. Education (replacement primary school site)
Proposed dwellings:	75

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 75 dwellings + 8.8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Two PROWS running through the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Just outside of the water recycling centre buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact
21. Flood risk status	G	0.28% SWF
22. Proximity to primary school	A	Part of the site within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Outside of transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within any areas
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23033
District:	Mid Suffolk
Parish:	Onehouse
Site Address:	Land south of Forest Road, Onehouse.
Approx site area (ha)	1.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.4ha and up to 20 dwellings proposed
2. Extant planning status	Suitable	no extant PP (DC/21/05063 refused)
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs through the middle of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is within excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is partly located within 800m of a GP Site is partly located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Forest Road (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	564

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	28.2ha and unknown dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	No allocation - adjacent to Chilton Leys (SAAP)
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	A	Site has the potential to contribution which results in a reduction of green space between settlements.
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	A	Site is located between 2 different water recycling centres, and due to the size of the site, there is a possibility development would

Criteria	Score	Comments
		result in some neighbouring use issues. Site is partly located within a TERMINAL PS water recycling centre
14. Formal recreational provision	G	Site is adjoining formal recreation but would result in loss of provision
15. Relationship to environmental designations	A	Site is adjoining a ancient woodland designation
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	A	Site is adjoining CWS
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 1.00%
22. Proximity to primary school	A	Site is party located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is party located within 800m of a GP Site is partly located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is located with the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to C road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23103
District:	Mid Suffolk
Parish:	Onehouse
Site Address:	Land West of Stowmarket.
Approx site area (ha)	27.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	550

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	27.5056 ha - 550 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	no sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site is adjoining formal recreation, but would not result in loss of provision.
15. Relationship to environmental designations	A	Site is adjoining Ancient Woodland, from Opus - The site adjoins ancient woodland, so

Criteria	Score	Comments
		would incorporate more than the minimum required buffer zone.
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	A	Site is adjoining a local wildlife site
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 4%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located with the transport corridor
26. Existing uses impact	R	Site is vacant or current use can cease within 10 - 15 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	A	unofficial land registration documents have been provided have been provided as proof of evidence
29. Evidence of viability	A	Development is likely viable
30. Site access to public highway	A	No access to classified road, Amber – site has indirect access to a classified road through another site which is also promoted for development.
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23200
District:	Mid Suffolk
Parish:	Onehouse
Site Address:	Land South of Finborough Road, Onehouse.
Approx site area (ha)	0.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	14

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 14 dwellings + 0.9ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	A	Adjoins waste site, appears to now be housing though
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23339
District:	Mid Suffolk
Parish:	Onehouse
Site Address:	Hall Farm, Lower Road, Onehouse, Stowmarket, IP14 3BY.
Approx site area (ha)	2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	30

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 30 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI HRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	0.04% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within designation
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23015
District:	Mid Suffolk
Parish:	Palgrave
Site Address:	Priory Road, Palgrave, Diss, IP22 1AJ.
Approx site area (ha)	0.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.7ha and 9 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located on edge of site, has potential to cause obstruction, but is not located within the site
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Priory Road (U)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23018
District:	Mid Suffolk
Parish:	Palgrave
Site Address:	Land to the south of Gassock Drive, Palgrave.
Approx site area (ha)	0.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	8

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.6ha and 8 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	no allocations
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located close to a water recycling centre - IN LINE PS, there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/19/02987 - FULL PLANNING APPLICATION - COMPLETED DC/17/03178 - OUTLINE PERMISSION - NOT STARTED
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	R	Site has no direct access to classified road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	25

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.7ha and 25 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site is adjoining formal recreation, but would not result in loss of provision.
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Site is adjoining Green Space allocated within the neighbourhood plan

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is partly located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Lion Road (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23021
District:	Mid Suffolk
Parish:	Palgrave
Site Address:	Land to the south of Lion Road, Palgrave.
Approx site area (ha)	1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	25

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1ha and 25 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Lion Road (c)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23023
District:	Mid Suffolk
Parish:	Palgrave
Site Address:	Land to the north of Lion Road, Palgrave.
Approx site area (ha)	1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	25

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1ha and 25 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	no sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	R	Site is within excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to lion road (c)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	4.1617ha - 20 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Pylons runs through the middle of the site and would likely have significant impacts on the deliverability of the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located within a Water Recycling centre - IN LINE PS
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	G	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	A	Site will be available for development in 5 - 10 yrs Site is occupied/in use but its current use does not require relocation.
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registry documents have been provided as proof of ownership
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via C Road - Upper Rose Lane and U Road - Rose Lane Close
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	35

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 35 dwellings + 4.7ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Less than 75% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow through the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Within WRC buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact on listed buildings
21. Flood risk status	A	7.22% FZ2, 5.57% FZ3, 18.82 SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within minerals consultation
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23400
District:	Mid Suffolk
Parish:	Pettaugh
Site Address:	Land at Crowcroft, Framsdan Road, Pettaugh, IP14 6DU.
Approx site area (ha)	0.5
Land type:	BRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.5284 ha - 3 to 5 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Not within a buffer, 1.3KM outside of the buffer 1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	G	Brownfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site is access via A Roads - A1120
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.5 ha
2. Extant planning status	Suitable	Does not have an extant planning permission
3. Existing allocation status	Suitable	Site is not allocated
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Not within a flood zone
6. Contained within environmental designations	Suitable	Site is not located within any of the designations listed

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Site is wholly located within a water recycling centre - there is a strong possibility development would be significantly affected by neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to A Road - A1120, C Road - Debenham Road
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23066
District:	Mid Suffolk
Parish:	Rattlesden
Site Address:	Land off High Street (west of Cemetery), Rattlesden.
Approx site area (ha)	2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	25

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2ha and 25 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	R	Site is located within a water recycling centre and there is a strong possibility development would be significantly affected by neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located near to a County Geodiversity site and there is a possibility of harm to designated or non-designated heritage assets. Site is adjoining a conservation area and is located within 100m of a conservation area
21. Flood risk status	A	SW - 2.2%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located with the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to U Road - High Street and C Road - Stowmarket Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23068
District:	Mid Suffolk
Parish:	Rattlesden
Site Address:	Land west of School Road, Rattlesden.
Approx site area (ha)	1.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	25

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.8 and 25 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a water recycling centre - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is not located within any of the designations listed Site is adjoining a conservation area and is located within 100m of this conservation area
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to School Road (U)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23479
District:	Mid Suffolk
Parish:	Rattlesden
Site Address:	Land south west of Lower Road, Borley Green (nearest postcode IP14 3DS).
Approx site area (ha)	0.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Self-build dwellings
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 9 dwellings + 0.8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	Not within designations
16. Relationship to national landscapes (formerly AONBs)	G	Not within designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	0.02% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23052
District:	Mid Suffolk
Parish:	Redgrave
Site Address:	Land west of Hall Lane, Redgrave IP22 1RT.
Approx site area (ha)	1.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.2ha and up to 10 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a water recycling centre - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Site is adjacent to Local Landscape Sensitivity Area designated in the neighbourhood plan
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is not located within any of the designations listed Site is adjoining the conservation area and located within 100m of the conservation area
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located with the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Hall Lane (B)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23362
District:	Mid Suffolk
Parish:	Redgrave
Site Address:	Land at Churchway, Redgrave.
Approx site area (ha)	2.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	50

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.9ha and up to 50 dwellings proposed
2. Extant planning status	Suitable	no extant Pp
3. Existing allocation status	Suitable	Only Part allocated RED1 (8 dwellings) - no PP.
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	R	Site is wholly located within a water recycling centre - there is a strong possibility development would be significantly affected by neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	R	Viewpoint is located on edge of site, has potential to cause obstruction, but is not located within the site Site is located within Green Space designated within the Neighbourhood Plan Site is adjoining a Housing allocation designated within the Neighbo
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is not located within any of the designations listed Site is adjoining the conservation area
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	A	Unofficial land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Churchway (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23114
District:	Mid Suffolk
Parish:	Rickinghall Inferior
Site Address:	Land south of Bury Road, Rickinghall.
Approx site area (ha)	0.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	6

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.6ha and up to 6 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow through the edge of the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No loss of provision
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	A	Adjoins open space
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and Mods PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	R	Potential impact on listed buildings A small section of the site is located within the conservation area, the remaining of the site is adjoining and located within 100m of the conservation area
21. Flood risk status	A	0.06% FZ2, 0.06% FZ3 and 5.52% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	No within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permission
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	direct access to Bury Road (C)
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23438
District:	Mid Suffolk
Parish:	Rickingham Inferior
Site Address:	Land east of Mill Lane, Rickingham, Diss, IP22 1HQ.
Approx site area (ha)	18.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	225

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 225 dwellings + 18.7ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Less than 75% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	No sides of the site adjoin to built form or commenced permissions
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	PROW borders part of the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact on neighbours
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	Not within designations
16. Relationship to national landscapes (formerly AONBs)	G	Not within or adjoining, or within national project landscape project area
17. Relationship with made Neighbourhood Plan designations	A	Adjoining local landscape sensitivity or green space

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within Mods PHMZ
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	A	Some possibility of harm Site as adjoining the conservation area
21. Flood risk status	A	FZ2 22.49%, FZ3 10.71% and SWF 12.40%
22. Proximity to primary school	A	Part of the site within 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	G	Part of site within 800m
25. Relationship to strategic transport corridor	A	Outside of transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No recent planning permission
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	A	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23110
District:	Mid Suffolk
Parish:	Rickingham Superior
Site Address:	Land North of Garden House Lane, Rickingham, Diss, IP22 1EA.
Approx site area (ha)	6.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	60

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	6.4863 ha - 60 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield Site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	R	Viewpoint is located on edge of site, has potential to cause obstruction, viewpoint is facing away from site. Site is partially located within a designation. A small section of housing allocation is located within the site which is designated in the neig
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is not located within any of the designations listed Site is partly located within 100m of the conservation area
21. Flood risk status	A	SW - 4.4%
22. Proximity to primary school	A	Site is partly located within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is partly located within 800m of a GP Site is partly located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registry documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via U Road - Garden House Lane
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23116
District:	Mid Suffolk
Parish:	Rickingham Superior
Site Address:	Land west of Rectory Hill, Rickingham.
Approx site area (ha)	2.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	25

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.7407 ha - 15 - 25 dwellings.
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not within allocation
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Less than 75% in FZ3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Site is adjoining green space allocated within the neighbourhood plan
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is not located within any of the designations listed Site is partly located within 100m of the conservation area
21. Flood risk status	A	FZ2 - 4% FZ3 - 4% SW - 3%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via B Road - Rectory Hill and A Road - A143
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23537
District:	Mid Suffolk
Parish:	Rickingham Superior
Site Address:	Land to South of Main Street, Rickingham, Diss, Suffolk.
Approx site area (ha)	13.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	30

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	13.3445 ha - 25 - 30 dwellings
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located on edge of site, has potential to cause

Criteria	Score	Comments
		obstruction, but is not located the neighbourhood plan designation Site is adjoining housing allocations allocated in the neighbourhood plan
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	R	Site is not located within any of the designations listed A small section of the site is located within the conservation area, site is adjoining the conservation area, half the site is located within 100m of the conservation area
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5m of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registry documents have been provided as proof of ownership
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via B Road - The Street
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Ringshall

Site details:

SITE ID:	HE23498

District:	Mid Suffolk
Parish:	Ringshall
Site Address:	5927_Land South of B1078 Ringshall Stocks, Stowmarket, IP14.
Approx site area (ha)	0.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	7

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 7 dwellings + 0.8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	0.71% SWF

Criteria	Score	Comments
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified highway
31. Relationship to Minerals and Waste Plan designations	G	Not within designations
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23499
District:	Mid Suffolk
Parish:	Ringshall
Site Address:	5927- Land North of Lower Farm Road, Ringshall Stocks, Stowmarket, IP14.
Approx site area (ha)	1.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	15

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 15 dwellings + 1.8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow through the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	1.15% SWF
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within designations
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Residential Care Home.
Proposed dwellings:	8

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.6 ha, 20 - 25 units per hectare
2. Extant planning status	Suitable	Does not have an extant planning permission
3. Existing allocation status	Suitable	Site is not allocated
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Not within a flood zone
6. Contained within environmental designations	Suitable	Site is not located within any of the designations listed

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	A	Some contribution which results in a reduction of green space between settlements.
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	R	Site is wholly located within a water recycling centre - there is a strong possibility development would be significantly affected by neighbouring use issues.

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located close to a grade 2 listed building, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	A	21.5% SWF
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access via a U Road - Roman way
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23159
District:	Mid Suffolk
Parish:	Stonham
Site Address:	South of Green Lane Stonham Stowmarket IP14 5DS.
Approx site area (ha)	0.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.2637 ha - dwelling unknown
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	0.085KM outside of the 1Mile buffer No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield Site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 0.05
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has access via U Road - Green Lane
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23071
District:	Mid Suffolk
Parish:	Stonham Aspal
Site Address:	LAND SOUTH OF EAST END ROAD.
Approx site area (ha)	4.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	50

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	4.9ha and up to 50 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	A	Site has potential to lead to coalescence - some contribution which results in a reduction of green space between settlements.
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/19/00973 - OUTLINE PLANNING APPLICATION - REFUSED
28. Evidence of ownership and agreements	A	Unofficial land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to A1120
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23076
District:	Mid Suffolk
Parish:	Stonham Aspal
Site Address:	LAND NORTH OF DOES FIELD, STONHAM ASPAL.
Approx site area (ha)	2.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	40

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.3ha and up to 40 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Pylons runs along the edge of the site and would likely have significant impacts on the deliverability of the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a water recycling centre, there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located near to a Grade 2 listed building, Garden Cottage, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within a transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/18/03417 - OUTLINE PLANNING APPLICATION - WITHDRAWN
28. Evidence of ownership and agreements	A	Unofficial land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to A1120
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23080
District:	Mid Suffolk
Parish:	Stonham Aspal
Site Address:	Land East of Crowfield Road, Stonham Aspal.
Approx site area (ha)	2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2ha and 20 dwellings proposed
2. Extant planning status	Suitable	No extant Pp
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is partly located within 5km of a GP Site is partly in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	A	Unofficial evidence has been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Crowfield Road (U)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23179
District:	Mid Suffolk
Parish:	Stonham Aspal
Site Address:	LAND REAR OF THE LEAS, STONHAM ASPAL.
Approx site area (ha)	1.1
Land type:	MXD. roughly 25% brownfield (existing dwelling /buildings , 75% Greenfield (paddocks)

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.1ha and 5 dwellings proposed
2. Extant planning status	Suitable	extant PP: DC/21/03589 but not commenced
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Mixed primarily greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a water recycling centre - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located near to a grade 2 listed building, Orchard Farmhouse, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	DC/17/04419 - OUTLINE PLANNING APPLICATION - REFUSED
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Quiots Meadow (U)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23694
District:	Mid Suffolk
Parish:	Stonham Parva
Site Address:	Land west of Norwich Road, Stonham Parva.
Approx site area (ha)	0.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.8 ha, 15 Units
2. Extant planning status	Suitable	Does not have an extant planning permission
3. Existing allocation status	Suitable	Site is not allocated
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Not within a flood zone
6. Contained within environmental designations	Suitable	Site is not located within any of the designations listed

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	R	Site is located within a water recycling centre - there is a strong possibility development would be significantly affected by neighbouring use issues.

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located near to grade 2 listed buildings, – there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/23/03407 - PLANNING APPLICATION - REFUSED DC/23/01525 - PLANNING APPLICATION - WITHDRAWN
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access via A Road - A140
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE22996
District:	Mid Suffolk
Parish:	Stowmarket
Site Address:	Former Truck East Site, Violet Hill Road, Stowmarket, IP14 1NN.
Approx site area (ha)	1.6
Land type:	BRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	65

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1,6ha and 65 dwellings proposed
2. Extant planning status	Suitable	Extant PP DC/22/06379/OUT - not commenced
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	3 or more sides of the site adjoin to built form or commenced planning permission .
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	G	Brownfield site
12. Agricultural land use class	G	Urban
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	G	Site is located within 800m of a secondary school
24. Proximity to GP surgery	G	Site is located within 800m of a GP
25. Relationship to strategic transport corridor	G	Site is located with the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/22/06379 - OUTLINE PERMISSION - NOT STARTED
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	A	Development is marginal or unknown.
30. Site access to public highway	G	Site has direct access to Violet Hill Road (c)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23045
District:	Mid Suffolk
Parish:	Stowmarket
Site Address:	Mid Suffolk & Babergh District Council, Depot, Creeping Road West, Stowmarket, IP14 5AT.
Approx site area (ha)	0.7
Land type:	BRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.7ha and up to 20 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	G	Brownfield - prev a council depot
12. Agricultural land use class	G	Urban Grade 2
13. Impact on neighbouring uses	A	Site is located close to a water recycling centre
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is not located within any of the designations listed Half of the site is located within the 100m of the conservation area
21. Flood risk status	A	SW - 16.7%
22. Proximity to primary school	A	Site is partly located within 800m of a primary school Site is partly in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of secondary school
24. Proximity to GP surgery	A	Site is located within 5km of GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	A	Development is marginal or unknown
30. Site access to public highway	G	Site has direct access to Creting Road (C) and
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23434
District:	Mid Suffolk
Parish:	Stowmarket
Site Address:	Land south west of Needham Market Road, Stowmarket.
Approx site area (ha)	29.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	401

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 401 dwellings + 29.2ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form on 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	G	No issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	R	HSE Hazardous Installations at inner, middle and outer scoring.
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	A	Adjoins SSSI and Ancient Woodland
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	0.8% SWF
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site can cease use within 5 years, agricultural currently
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23093
District:	Mid Suffolk
Parish:	Stowupland
Site Address:	Land adjacent Mill Green Farm, IP14 5BJ..
Approx site area (ha)	2.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	50

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.7ha and up to 50 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	no sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located close to a water recycling centre - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located outside of site, facing towards the site and has potential to cause obstruction
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located near to grade 2 listed buildings and there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is partly located within 800m of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Mill Street (U)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	70

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.9ha and 70 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a water recycling centre - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located outside of the site, has potential to cause obstruction, but is not located within the site
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 3.7%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to A1120 and Mill Street (U)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23169
District:	Mid Suffolk
Parish:	Stowupland
Site Address:	Saxham Street, Stowupland, Stowmarket, IP14 5DA.
Approx site area (ha)	7.1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	60

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	7.1ha and 60 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 or 2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located on edge of site, has potential to cause obstruction, but is not located within the site
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 1.50%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Saxham Street (C)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23181
District:	Mid Suffolk
Parish:	Stowupland
Site Address:	Land south of Stowmarket Road, Stowupland..
Approx site area (ha)	16.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3). The Site has the ability to deliver housing, a pre-school and a community building
Proposed dwellings:	275

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	16.9243 ha - 275 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	No relevant allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Site sits between Stowupland and Stowmarket and therefore, 2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	A	A14 separates site from Stowmarket, but suit is adjoining to Stowupland, resulting in the removal of green space, which results in a reduction of green space between settlements.
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	G	No known issues

Criteria	Score	Comments
14. Formal recreational provision	R	would result in loss of provision and no identified surplus provision in locality
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	R	Site is located within a Neighbourhood Plan Policy Site is located within a community facility - allotments Viewpoint is located on edge of site, has potential to cause obstruction
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 1%
22. Proximity to primary school	G	Site is partly located within 400m of a primary school
23. Proximity to secondary school	G	Site is partly located within 800m of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	A	5 - 10 yrs Ste is occupied/in use but its current use does not require relocation.
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registry documents have been provided as proof of ownership
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has access via A Roads - A14, B Roads - B1115 and U Roads - thorney Green Road, Mill Street
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23267
District:	Mid Suffolk
Parish:	Stowupland
Site Address:	Land at Mill Street, Stowupland, Stowmarket, IP14 5BJ.
Approx site area (ha)	8.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	160

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	8.3348 ha - TBC. 160 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a Water Recycling Centre there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located on edge of site, has potential to cause obstruction, but is not located the neighbourhood plan designation
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 2%
22. Proximity to primary school	G	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via A Roads - A14, A1120 and U Roads - Mill Street
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	25

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.5630 ha - 25 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	R	Viewpoint is located within the site, on edge, facing outwards, has potential to cause obstruction, but is not located the neighbourhood plan designation

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is partly located within 800m of 2 different primary schools
23. Proximity to secondary school	G	Site is located within 800m of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via A Roads - A1120, U Roads - Mill Street
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	MXD.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	35

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	4.1ha and 35 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site 60% Brownfield site 40%
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located on the edge of a grade 2 listed building, Old Farmhouse - there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	A	SW - 2%
22. Proximity to primary school	A	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is partly located within 800m of a secondary school Site is partly located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Mill Street (U)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23305
District:	Mid Suffolk
Parish:	Stowupland
Site Address:	land south of Church Road Stowupland, Stowmarket IP14 4BJ.
Approx site area (ha)	21.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	250

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	21.6ha and 250 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	R	Viewpoints are located within the site and surrounding, has potential to cause obstruction Site is adjoining two different Housing allocation designated within the neighbourhood plan
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 1%
22. Proximity to primary school	A	Site is partly located in-between two different primary schools, located within 800m of two different primary school Site is partly within excess of 800m of a primary school
23. Proximity to secondary school	G	Site is partly located within 800m of a secondary school Site is partly located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Church Road (A)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23365
District:	Mid Suffolk
Parish:	Stowupland
Site Address:	Land to East of Church Road, Stowupland.
Approx site area (ha)	2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	35

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2ha and 35 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	no sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is located close to a community facility, designated within the neighbourhood plan
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is partly located within 800m of two different primary schools
23. Proximity to secondary school	G	Site is located within 800m of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Church Road (A)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23385
District:	Mid Suffolk
Parish:	Stowupland
Site Address:	LAND AT CHURCH ROAD, STOWUPLAND.
Approx site area (ha)	1.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	14

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.7ha and 14 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	part allocation SNP4 - recent appeal dismissed
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	A	Site is located near to a water recycling centre - IN LINE PS, there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	R	Site is partly located within a Housing allocated allocated within the neighbourhood plan. Viewpoint is located outside of site, but has the potential to cause obstruction, but is not located within the site Site is located near to several Community faci
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 2%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	G	Site is located within 800m of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/22/03761 - RESERVED MATTERS - COMMENCED
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	A	Development is marginal or unknown.
30. Site access to public highway	G	Site has direct access to Church road (A)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23444
District:	Mid Suffolk
Parish:	Stowupland
Site Address:	Land south of Church Road, Stowupland IP14 4BQ..
Approx site area (ha)	1.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	14

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 14 dwellings + 1.3ha
2. Extant planning status	Suitable	NA
3. Existing allocation status	Suitable	No extant planning permission
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins commenced development 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	Prow on eastern border but would not impact developable area
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	A	Adjoining housing designation, under construction
18. Relationship with HRA/SSSI designations	G	Outside of designations
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	2.62% within SWF
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	G	Within 800m
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	A	Site has indirect access to a classified road through commenced development
31. Relationship to Minerals and Waste Plan designations	G	Not within areas
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23463
District:	Mid Suffolk
Parish:	Stowupland
Site Address:	Land south of Gipping Road, Stowupland IP14 4BD.
Approx site area (ha)	6.8
Land type:	MXD. Roughly 60% greenfield 40 % Brownfield

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	136

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	6.8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	A	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow and UFRM Oil Pipeline Operational through the site
11. Brownfield, greenfield, or mixed use land	G	Roughly 60% greenfield, 40% brownfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	A	Adjoins community facility and open space
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	0.66% SWF
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	G	Part of site within 800m
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Part of site within transport corridor
26. Existing uses impact	G	Immediately available
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within designation
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23089
District:	Mid Suffolk
Parish:	Stradbroke
Site Address:	New Street, Stradbroke, Eye, Suffolk IP21 5JG.
Approx site area (ha)	5.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	50

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	5.3ha and 50 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs through the middle of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located close to a water recycling centre - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	A	Site is not located within any of the designations listed Site is partly located within 100m of the conservation area
20. Heritage assets impact possibility	A	Site is surrounded by several grade 2 listed building - there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is partly located within 400m of a primary school
23. Proximity to secondary school	A	Site is partly located within 800m of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No history of unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to New Street (B1117)
31. Relationship to Minerals and Waste Plan designations	A	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23096
District:	Mid Suffolk
Parish:	Stradbroke
Site Address:	Land on Laxfield Road Stradbroke Eye Suffolk.
Approx site area (ha)	8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	100

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	8ha and 50-100 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	no sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Site is partly located within a water recycling centre - there is a strong possibility development would be significantly affected by neighbouring use issues.

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Site is adjoining a housing allocation which as been designated in the neighbourhood plan and a Green Space which as been designated in the neighbourhood plan
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is adjoining a County wildlife Site
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Laxfield Road (B1117)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	45

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.6447 ha - 45 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 0.01
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is partly located within 800m of a secondary school Site is partly located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is partly located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via B Road - B1117
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23104
District:	Mid Suffolk
Parish:	Stradbroke
Site Address:	Land at Neaves Lane, Stradbroke, Eye, IP21 5JS.
Approx site area (ha)	1.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.6117ha - 20 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	G	Site is located within 800m of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	–no history of unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has access via U Road - Neaves Lane
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	MXD. Split is about 60% greenfield 40% brownfield

Site proposals:

Proposal:	Housing (C3), Other - please specify. Mixture of dwelling types to include single storey and low cost housing for first time buyers
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.9ha and 20 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site 60% Brownfield site 40%
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a water recycling centre - there is a possibility development would result in some neighbouring use issues.

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Site is adjoining a Housing allocation allocated within the neighbourhood plan
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	R	Site is located close to a number of Grade 2 listed buildings, there is a possibility of harm to designated or non-designated heritage assets. A small section of the site is located within the conservation area, site is adjoining conservation area
21. Flood risk status	A	SW - 10%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	G	Site is located within 800m of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Meadow Way (U)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	90

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	6.3606ha - 80 -90 Dwellings
2. Extant planning status	Suitable	Outline Planning permission
3. Existing allocation status	Suitable	Not within allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Site is wholly located within a Water Recycling Centre, there is a strong possibility development would be significantly affected by neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is partly located within the IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 18%
22. Proximity to primary school	A	Site is partly located within 800m of a secondary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site had direct access via B Roads - B1118 Queens Street
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23115
District:	Mid Suffolk
Parish:	Thorndon
Site Address:	Mill Field, South East of Fen View.
Approx site area (ha)	2.4
Land type:	GRN.

Site proposals:

Proposal:	
Proposed dwellings:	48

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.3827 ha -
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Is partly located within a housing allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	R	Housing allocation of the neighbourhood plan is partly located within the site, site is also

Criteria	Score	Comments
		adjoining neighbourhood plan green space
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	R	Site has access to Fen View - Not Classified Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23202
District:	Mid Suffolk
Parish:	Thorndon
Site Address:	Land East of Kerrison, Thorndon, Suffolk IP23 7JQ.
Approx site area (ha)	1.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	25

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 25 dwellings + 1.5ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Allocated as open space in NP, not residential
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impacts
14. Formal recreational provision	R	would result in loss of provision and no identified surplus provision in locality
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	R	Designated open space
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	R	Excess of 5km
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Part of site within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	8

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.3ha and 8 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	no sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located with the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to church road (U)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	270

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	17.6ha and up to 270 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	R	Less than half of the site is located within a water recycling centre
14. Formal recreational provision	G	Site is adjoining formal recreation, but would not result in loss of provision.

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	FZ2 - 4% FZ3 - 3% SW - 2%
22. Proximity to primary school	A	Site is party located within 800m of a primary school Site is partly in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is party located within 800m of a secondary school Site is party located within 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Ixworth Road (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23059
District:	Mid Suffolk
Parish:	Thurston
Site Address:	LAND SOUTH OF BARRELLS ROAD, THURSTON.
Approx site area (ha)	1.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing.
Proposed dwellings:	36

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.8ha no proposed dwellings number.
2. Extant planning status	Suitable	Extant PP (DC/22/04215/OUT) not commenced
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	A	Unofficial land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Barrells Road (U)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23294
District:	Mid Suffolk
Parish:	Thurston
Site Address:	Land to the east of Church Road and south of Old Post Office Lane, Thurston.
Approx site area (ha)	1.1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.1ha and 20 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a water recycling centre - IN LINE PS, there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	FZ2 - 0.08 FZ3 - 0.03 SW - 0.01
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Church Road (U)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23351
District:	Mid Suffolk
Parish:	Thurston
Site Address:	Land to the west of Ixworth Road (Phase 2, College Park), Thurston IP31 3PB.
Approx site area (ha)	2.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	60

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 60 dwellings + 2.8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	Not within flood zone
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	G	Within 800m
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23358
District:	Mid Suffolk
Parish:	Thurston
Site Address:	LAND AT BARRELLS GREEN.
Approx site area (ha)	2.1
Land type:	MXD. greenfield with brownfield areas, (hardstanding tracks and buildings)

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	6

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 6 dwellings + 2.1ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Less than 75% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	Adjoins built form 3 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	G	Mix of BF/GF
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	A	would result in loss of provision, but surplus provision in locality
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	1.01% FZ2, 0.87% fz3
22. Proximity to primary school	A	Part of site within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Allotments but available immediately
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23370
District:	Mid Suffolk
Parish:	Thurston
Site Address:	LAND AT PAKENHAM ROAD.
Approx site area (ha)	2.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.2ha and up to 5 dwellings proposed
2. Extant planning status	Suitable	current PP (DC/23/02429) undecided
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	no sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	FZ2 - 23.3% FZ3 - 22% SW - 6.3%
22. Proximity to primary school	A	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is partly located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Pakenham Road (U) and Norton Road (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23399
District:	Mid Suffolk
Parish:	Thurston
Site Address:	Church Road, Stockhold Green, Thurston, IP31 3RU (nearest).
Approx site area (ha)	44.4
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	500

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	44.4ha and up to 500 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	less than 75% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs through the middle of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located near a grade 2 listed building, St Peters Church, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	A	FZ2 - 11% FZ3 - 9% SW - 5%
22. Proximity to primary school	A	Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to C Road - Norton Road, U Road - Oak road, U Road - Stoney Lane, U Road - Church Road and U Road
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23439
District:	Mid Suffolk
Parish:	Thurston
Site Address:	Land to the north east of Barton Road, Thurston, IP31 3QA.
Approx site area (ha)	29.1
Land type:	GRN. (does have agricultural buildings on it)

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	800

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 800 dwellings + 29.1ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow through the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	R	Water recycling centre crosses site
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact
21. Flood risk status	G	0.31% SWF
22. Proximity to primary school	A	Part of site within 800m
23. Proximity to secondary school	G	Part of site within 800m
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Outside transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No relevant planning permission. Permission for 1 dwelling DC/22/00603 at the south of the site not started
28. Evidence of ownership and agreements	A	Incomplete evidence
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within minerals waste or consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23443
District:	Mid Suffolk
Parish:	Thurston
Site Address:	Land to the east of Mill Lane, Thurston, IP31 3US.
Approx site area (ha)	7.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	200

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 200 dwellings + 7.9ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	R	Water recycling centre buffer crosses site boundary
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	0.13% SWF
22. Proximity to primary school	A	Part of site within 800m
23. Proximity to secondary school	G	Within 800m
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Outside of transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within areas
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23447
District:	Mid Suffolk
Parish:	Thurston
Site Address:	Land east of Barton Road, Thurston, IP31 3US.
Approx site area (ha)	4.1
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	112

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 112 dwellings + 4.1ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built up boundary
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow through the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No neighbouring issues
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	Not within designations

Criteria	Score	Comments
20. Heritage assets impact possibility	A	Potential impact on listed building
21. Flood risk status	G	0.48% SWF
22. Proximity to primary school	R	Excess of 5km
23. Proximity to secondary school	G	Within 800m
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Outside of transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	G	Outside designations
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23467
District:	Mid Suffolk
Parish:	Thurston
Site Address:	Land east of Ixworth Road, Thurston IP31 3QE.
Approx site area (ha)	8.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	210

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 210 dwellings + 8.8ha
2. Extant planning status	Suitable	Has extant planning permission but not commenced
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	Adjoins built form 3 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow through south of the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	Not within flood zones
22. Proximity to primary school	G	Part of site within 400m
23. Proximity to secondary school	G	Within 800m
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	A	DC/19/02090 Outline 210 dwellings granted. Reserved Matters DC/24/04451 awaiting decision. Unimplemented
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	MXD.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing, Mixed use. The site offers potential for a range of residential uses including housing (C3) and/or supported and special needs housing e.g. senior living or care home (C2).
Proposed dwellings:	100

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 100 dwellings + 13.8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Less than 75% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	Does not adjoin built form or a commenced planning permission
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield 90% and Brownfield 10%
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact

Criteria	Score	Comments
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	R	Strong possibility of harm to listed buildings
21. Flood risk status	A	7.41% FZ2, 6.28% FZ3 and 3.5% SWF
22. Proximity to primary school	A	Part of the site within 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Immediately available
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	BRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Rugby and Sports facilities
Proposed dwellings:	48

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.4ha + dwellings unknown currently
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	Does not adjoin built form or a commenced permission
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	A	would result in loss of provision, but surplus provision in locality
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	G	Within 800m
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Outside of transport corridor
26. Existing uses impact	G	Rugby club but available immediately
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within designation
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23691
District:	Mid Suffolk
Parish:	Thurston
Site Address:	Land to the West of Church Road, Thurston.
Approx site area (ha)	3.9
Land type:	GRN.

Site proposals:

Proposal:	Residential Care Home.
Proposed dwellings:	15

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	3.92 ha, 15 dwellings
2. Extant planning status	Suitable	DC/17/02782 - OUTLINE PERMISSION - NOT STARTED
3. Existing allocation status	Suitable	Site is not allocated
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Not within a flood zone
6. Contained within environmental designations	Suitable	Site is not located within any of the designations listed

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Site is partly located within a water recycling centre - IN LINE PS, there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	11.5% FZ3, 11.5% FZ2, 6.1% SWF
22. Proximity to primary school	A	Site is partly located within 800m of a primary school Site is partly in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/23/05536 DC/17/02782
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access via U Road - Church Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23692
District:	Mid Suffolk
Parish:	Thurston
Site Address:	Land at Beyton Road, Thurston.
Approx site area (ha)	7.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	200

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	7.9 ha
2. Extant planning status	Suitable	Does not have an extant planning permission
3. Existing allocation status	Suitable	Site is not allocated
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Not within a flood zone
6. Contained within environmental designations	Suitable	Site is not located within any of the designations listed

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	1.10%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is partly located within 800m of a secondary school Site is partly located within 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/20/05894 - RESERVED MATTERS - NOT STARTED DC/19/03486 - OUTLINE PERMISSION - NOT STARTED
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access via C Road - Thurston Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23210
District:	Mid Suffolk
Parish:	Thwaite
Site Address:	Land West of Church Lane, Thwaite, IP23 7EJ.
Approx site area (ha)	0.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	6

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.6283 ha - 6 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not within allocation
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a Water recycling Centre and there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located close to a Heritage asset, grade 2 listed building - Rose Cottage, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	G	Site is locate within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	G	Land registration document have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via U Road - Church Lane
31. Relationship to Minerals and Waste Plan designations	G	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	14

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 14 dwellings + 0.9ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built up form
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Within water recycling centre zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	G	No designations

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within designations
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify.
Proposed dwellings:	96

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 96 dwellings + 5.6ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built up boundary 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Water recycling centre zone overlaps site
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	G	No designations
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	A	Potential impact
21. Flood risk status	G	0.23% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within designations
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Public Open Space Flood attenuation land available further south
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 20 dwellings + 1ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Water recycling centre overlaps the site
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	G	Not within designations

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	A	Potential impact on listed buildings
21. Flood risk status	G	0.92% within SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	G	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	18

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 18 dwellings + 1.2ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Less than 75% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	A	Potential impact from water recycling centre
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	G	No designations

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact on listed buildings
21. Flood risk status	A	2.02% FZ2, 0.42% FZ3 and 0.1% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	R	Site does not have direct highways access nor adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within designations
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Other - please specify. Public Open Space Flood attenuation Community facility
Proposed dwellings:	150

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	8.2830 ha - up to 150 dwellings
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	Not within allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	Less than 75% in FZ3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	A	Site is located just outside of a Water Recycling Centre, there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	FZ2 - 3% FZ3 - 2% SW - 2%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	A	Not current direct access to site, site access would be through another site, which has been submitted. Site would have direct access via C Road - Wickham Road, adjacent to A140,
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23690
District:	Mid Suffolk
Parish:	Tostock
Site Address:	Land between New Road and Leys Road, Tostock.
Approx site area (ha)	0.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.46 ha, 5 dwellings
2. Extant planning status	Suitable	Does not have an extant planning permission
3. Existing allocation status	Suitable	Site is not allocated
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Not within a flood zone
6. Contained within environmental designations	Suitable	Site is not located within any of the designations listed

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near to a water recycling centre - IN LINE PS
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is not located within any of the designations listed Site is located within 100m of a conservation area
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access via C Road - New Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	22

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.5ha and 22 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is partly located within a water recycling centre - IN LINE PS
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is located within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/19/04796 DC/17/02783 - OUTLINE PERMISSION - EXPIERED DC/18/04327
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Wattisfield Road (U)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	100

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	5.6430 ha - up to 100 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located on edge of site, has potential to cause

Criteria	Score	Comments
		obstruction, but is not located the neighbourhood plan designation
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	A	Site is partly located within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via C Road - Summer Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	30

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 30 dwellings + 1.3ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	G	No issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	38.8% swf
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence submitted
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	15

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.8ha and 15 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	3 or more sides of the site adjoin to built form or commenced planning permission .
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	R	Site is not located within any of the designations listed A very small section of the site is located within the conservation area, the remaining of the site is located within 100m of the conservation area
21. Flood risk status	G	SW- 0.44%
22. Proximity to primary school	A	Site is partly located within 400m of a primary school Site is partly located within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within a transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Elm drive (U)
31. Relationship to Minerals and Waste Plan designations	A	Site is partly located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN. has a rough hardcore track and entrance that leads to hardstanding

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	50

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 50 dwellings + 2.8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	Does not adjoin built form
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	G	No issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No issues
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	0% flood risk
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Outside of transport corridor
26. Existing uses impact	G	Vacant site
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	28

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.9ha and 28 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Site is wholly located within a water recycling centre, there is a strong possibility development would be significantly affected by neighbouring use issues.
14. Formal recreational provision	G	Site is adjoining formal recreation, but would not result in loss of provision.

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to The Street (U)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23554
District:	Mid Suffolk
Parish:	Westthorpe
Site Address:	Land North of Church Road Westthorpe, IP14 4SY.
Approx site area (ha)	0.3
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3). Self-build Housing
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.3ha and 10 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a water recycling centre - there is a possibility development would result in some neighbouring use issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	R	Site is in excess of 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	A	Unofficial land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable.
30. Site access to public highway	G	Site has direct access to Church Road (U)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing, Mixed use.
Proposed dwellings:	100

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 100 dwellings + 5.8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	A	Would lead to some coalescence between Wetherden and Elmswell
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Prow on site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	A	Potential impact on listed buildings
21. Flood risk status	A	7.83% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	16

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 16 dwellings + 1ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	G	Grade 4
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	G	Not within designations
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23689
District:	Mid Suffolk
Parish:	Wetheringsett
Site Address:	Land West of The Cedars, Cedars Hill, Wetheringsett, Suffolk, IP14 5PD.
Approx site area (ha)	0.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.68 ha, 10 dwellings
2. Extant planning status	Suitable	Does not have an extant planning permission
3. Existing allocation status	Suitable	Site is not allocated
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Not within a flood zone
6. Contained within environmental designations	Suitable	Site is not located within any of the designations listed

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Pylons runs over the middle of the site, the pylons are grounded either side of the site, there is potential for significant impacts on the deliverability of the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	2.6% SWF
22. Proximity to primary school	A	Site is located on the edge of 800m of a primary school A majority of the site is within excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access via A Road - The Street, and C Road -
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	25

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	3.4653 ha - 25+ dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Located 0.66km from the 1Mile buffer 2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a Water Recycling Centre - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision

Criteria	Score	Comments
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 5%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has main access via either U Road - Church Road, B Road - The Street B1116
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23163
District:	Mid Suffolk
Parish:	Weybread
Site Address:	Land north of The Street Weybread IP21 5TN.
Approx site area (ha)	1.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	15

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.2ha and 15 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located near a water recycling centre - there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to The Street (B)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN. (paddocks)with area of already developed brownfield (stables?)

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	25

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.7ha and 25 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located near to a grade 2 listed building, The House - there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	SW - 0.27%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to The Street (B)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.5498 ha - 20 + dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Not within a buffer, 0.23KM from the nearest buffer 1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield Site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 11.2%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site is has main access to B Roads - The Street (B1116)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	MXD.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	6

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.8472 ha - 6 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	No sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site 45% Brownfield site 55%
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed
19. Relationship with local environmental designations	A	Site is adjoining County Wildlife Sites SBIS
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has access via B Road - B1116 Harleston Road, C Road - unknown name and U Road - Grinders Lane
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23331
District:	Mid Suffolk
Parish:	Whitton
Site Address:	Thurleston Lane, IP1 6TH.
Approx site area (ha)	8.8
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	300

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 250-300 dwellings + 8.8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	Does not adjoin built form or a commenced planning application
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issue
10. Developable area constraints	A	Prow and high pressure gas through the site
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3 and Urban
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and Mods PHMZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No designations
21. Flood risk status	G	0.64% SWF
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	G	Within 800m
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23525
District:	Mid Suffolk
Parish:	Whitton
Site Address:	Land at Walnut Tree Farm Old Norwich Road Whitton
Approx site area (ha)	17
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	400

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	17.0307 ha - we envisage approximately 400 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of site adjoining a commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	A	Local High Pressure Gas runs through the middle of the site and would not likely impact development Towers National Grid runs through the middle of the site and would not likely impact development PRoW runs through the middle of the site and would not I
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3 Urban
13. Impact on neighbouring uses	G	No known issues

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 0.5%
22. Proximity to primary school	A	Site is partly located within 800m of a primary school
23. Proximity to secondary school	A	Site is partly located within 800m of a primary school
24. Proximity to GP surgery	A	Site is located within 5km of a secondary school
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Main access via U Road - Old Norwich Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23471
District:	Mid Suffolk
Parish:	Wilby
Site Address:	Land off the B1118 to the north of Wilby known as Land east of Stradbroke Road.
Approx site area (ha)	0.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	12

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 10-12 dwellings + 0.6ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	WIL6 in Wilby Neighbourhood Plan but no planning permission
4. Ownership identified	Suitable	Ownership identify
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	G	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	R	Allocated for housing

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	G	Within 400m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23042
District:	Mid Suffolk
Parish:	Willisham
Site Address:	Land East of Barking Road, Willisham.
Approx site area (ha)	1.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.2ha and 10 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	R	no sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located close to a water recycling centre, there is a possibility development would result in some neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 2.2%
22. Proximity to primary school	R	Site is located within excess of 800m of a primary school
23. Proximity to secondary school	R	Site is located within excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Barking Road (C)
31. Relationship to Minerals and Waste Plan designations	G	Site is not located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 5 dwellings + 0.5ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	A	Just outside water recycling centre buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	A	Possible impact on listed building
21. Flood risk status	A	Not within flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within designations
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	7

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 7 dwellings + 0.8ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	A	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Within water recycling centre buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ and Mods PHMZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within designations
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

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
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	5

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 5 dwellings + 0.5ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	A	Just outside of water recycling centre buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	No designations

Criteria	Score	Comments
20. Heritage assets impact possibility	A	Potential impact on listed building
21. Flood risk status	A	2.67% SWF
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within designations
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE22988
District:	Mid Suffolk
Parish:	Woolpit
Site Address:	Land North of Heath Road, Woolpit, IP30 9RU.
Approx site area (ha)	0.9
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	10

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.9ha and 10 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located close to a water recycling centre - IN LINE PS
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located on edge of site, has potential to cause

Criteria	Score	Comments
		obstruction, but is not located within the site
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 0.25
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	G	Site is located within 800m of a GP
25. Relationship to strategic transport corridor	G	Site is located with the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Heath Road (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23026
District:	Mid Suffolk
Parish:	Woolpit
Site Address:	Land south of Old Stowmarket Road, Woolpit.
Approx site area (ha)	20.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3), Supported and special needs housing, Mixed use.
Proposed dwellings:	150

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	20.7ha and up to 150 dwellings proposed
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs through the middle of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Site is located close to a water recycling centre
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	A	Viewpoint is located on edge of site, has potential to cause obstruction, but is not located within the site Site is adjoining a housing designated allocated within the neighbourhood plan
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 3.2%
22. Proximity to primary school	A	Site is partly located within 400m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located partly within 800m of a GP Site is located partly within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	A	Site is vacant or its current use can cease within 5 - 10 yrs
27. Planning delivery history	A	No implemented permissions Site overlaps with permissions - DC/19/02656 and DC/19/05196
28. Evidence of ownership and agreements	G	Land registration documents have been provided as proof of evidence
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to Heath Road (C)
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23063
District:	Mid Suffolk
Parish:	Woolpit
Site Address:	Land to the east of Abbey Farm, Green Road, Woolpit Green.
Approx site area (ha)	0.7
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	9

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	0.7ha and 9 dwellings proposed
2. Extant planning status	Suitable	No extant PP
3. Existing allocation status	Suitable	No allocation
4. Ownership identified	Suitable	Owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 4.30%
22. Proximity to primary school	A	Site is partly located within 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km pf a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access to C Road and U Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23414
District:	Mid Suffolk
Parish:	Woolpit
Site Address:	Grassy Lane Farm, Warren Lane, Woolpit IP30 9RT.
Approx site area (ha)	3.8
Land type:	MXD. greenfield (paddocks) with area of already developed brownfield

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	50

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	3.8062 ha - up to 50 dwellings
2. Extant planning status	Suitable	no relevant extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield Site 50% Brownfield Site 50%
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 4%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	A	DC/18/00449 – OUTLINE PERMISSION – NOT STARTED DC/22/04130- FULL PLANNING PERMISSION – NOT STARTED DC/20/04876 – RESERVED MATTERS – COMPLETED
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has adjoining a Unclassified road, there is also a built Not classified road leading into the site
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23441
District:	Mid Suffolk
Parish:	Woolpit
Site Address:	Land South of Drinkstone Road, Woolpit.
Approx site area (ha)	2.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	12

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 12 dwellings + 2.2ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No issues
10. Developable area constraints	G	No constraints
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 2 and 3
13. Impact on neighbouring uses	G	No impact
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	R	Wholly within local landscape sensitive
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	Not within designations

Criteria	Score	Comments
20. Heritage assets impact possibility	A	Possible harm to heritage assets Half of the site is located within 100m of a conservation area
21. Flood risk status	G	Not within flood zones
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	G	Within 800m
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to a classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23542
District:	Mid Suffolk
Parish:	Woolpit
Site Address/ Location:	LAND NORTH OF BURY ROAD, WOOLPIT
Approx site area (ha)	13.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	300

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	13.5594 ha - 300 dwellings
2. Extant planning status	Suitable	DC/18/04247 extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 2 Grade 3
13. Impact on neighbouring uses	G	No known issues
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is not located within any of the designations listed

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	G	SW - 0.29%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	R	Site is in excess of 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Sited has direct access via A Roads - A14, A1088 and U Roads - White Elm Road, Black Bourn Avenue
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23208
District:	Mid Suffolk
Parish:	Worlingworth
Site Address:	Land south of Church Road Church Road Worlingworth.
Approx site area (ha)	2.5
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	22

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 22 dwellings + 2.5ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated within Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 2 sides
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Within WRC buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations

Criteria	Score	Comments
18. Relationship with HRA/SSSI designations	A	Within SSSI IRZ
19. Relationship with local environmental designations	G	Within designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	A	1.2% SWF
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	G	Not within designation
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23402
District:	Mid Suffolk
Parish:	Worham
Site Address:	Land at Honeypot Farm
Approx site area (ha)	2.7
Land type:	MXD. site has a camp and caravan site

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	15

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	2.6713 ha - 15 dwellings
2. Extant planning status	Suitable	no extant PP
3. Existing allocation status	Suitable	no allocation
4. Ownership identified	Suitable	owner identified
5. Flood zone 3 status	Suitable	0% in FZ3
6. Contained within environmental designations	Suitable	0% in any designation

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	1 side of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	PRoW runs along the edge of the site but would not impact development
11. Brownfield, greenfield, or mixed use land	A	Greenfield / Brownfield Site - no percentage provided Land contains buildings and has previously used as touring caravan and campsite.
12. Agricultural land use class	A	Grade 3 Grade 4
13. Impact on neighbouring uses	R	Site is wholly located within a Water Recycling Centre, there is a strong possibility development would be significantly affected by neighbouring use issues.

Criteria	Score	Comments
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	G	Site is wholly located within IRZ and PHMZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	G	Site is not located within any of the designations listed
21. Flood risk status	A	SW - 3.40%
22. Proximity to primary school	G	Site is located within 400m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	A	Site is not located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	DC/18/04377 - Full Planning Application – Refused DC/21/05477 - Full Planning Application – Refused DC/24/00496 - Full Planning Application – Refused
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	R	A Road - Bury Road > Not classified Road > Unknown Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Site details:

SITE ID:	HE23706
District:	Mid Suffolk
Parish:	Wyverstone
Site Address:	Former Bacton Middle School, Bacton.
Approx site area (ha)	4.3
Land type:	BRN.

Site proposals:

Proposal:	Housing (C3), Mixed use.
Proposed dwellings:	50

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 50 dwellings
2. Extant planning status	Suitable	Extant permission but not started
3. Existing allocation status	Suitable	Not allocated
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Not in flood zone
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	A	Would contribute to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	G	Brownfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	A	Just outside WRC buffer zone
14. Formal recreational provision	G	No impact
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	A	SSSI IRZ

Criteria	Score	Comments
19. Relationship with local environmental designations	G	No designations
20. Heritage assets impact possibility	G	No impact
21. Flood risk status	G	No flood risk
22. Proximity to primary school	A	Within 800m
23. Proximity to secondary school	R	Excess of 5km
24. Proximity to GP surgery	R	Excess of 5km
25. Relationship to strategic transport corridor	A	Not within transport corridor
26. Existing uses impact	G	Site not in use
27. Planning delivery history	A	DC/17/03799/OUT - 50 dwellings, RES application awaiting decision
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	A	Adjoins unclassified road
31. Relationship to Minerals and Waste Plan designations	G	Not within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Yaxley

Site details:

SITE ID:	HE23466
District:	Mid Suffolk
Parish:	Yaxley
Site Address:	Land west of Old Ipswich Road, Yaxley, Suffolk.
Approx site area (ha)	1.6
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	20

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	Proposed 20 dwellings + 1.6ha
2. Extant planning status	Suitable	No extant planning permission
3. Existing allocation status	Suitable	Not allocated in Development Plan
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	0% within Flood Zone 3
6. Contained within environmental designations	Suitable	Not within designations

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	Adjoins built form 1 side
8. Lead to coalescence	G	Would not lead to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Within water recycling centre zone
14. Formal recreational provision	G	NO IMPACT
15. Relationship to environmental designations	G	No designations
16. Relationship to national landscapes (formerly AONBs)	G	No designations
17. Relationship with made Neighbourhood Plan designations	G	No designations
18. Relationship with HRA/SSSI designations	G	Not within designations

Criteria	Score	Comments
19. Relationship with local environmental designations	G	Not within designations
20. Heritage assets impact possibility	A	Potential impact on listed buildings
21. Flood risk status	G	Not within flood zone
22. Proximity to primary school	R	Excess of 800m
23. Proximity to secondary school	A	Within 5km
24. Proximity to GP surgery	A	Within 5km
25. Relationship to strategic transport corridor	G	Within transport corridor
26. Existing uses impact	G	Site vacant
27. Planning delivery history	G	No unimplemented permissions
28. Evidence of ownership and agreements	G	Evidence provided
29. Evidence of viability	G	Likely viable
30. Site access to public highway	G	Adjacent to classified road
31. Relationship to Minerals and Waste Plan designations	A	Within minerals consultation area
32. Existing Joint Local Plan – Part 1 designations	G	Not protected

Site details:

SITE ID:	HE23688
District:	Mid Suffolk
Parish:	Yaxley
Site Address:	Land east of Old Ipswich Road, Yaxley.
Approx site area (ha)	1.2
Land type:	GRN.

Site proposals:

Proposal:	Housing (C3).
Proposed dwellings:	15

Site assessment stage 1:

Criteria	Score	Comments
1. Site size	Suitable	1.15 ha, 15 dwellings
2. Extant planning status	Suitable	Does not have an extant planning permission
3. Existing allocation status	Suitable	Site is not allocated
4. Ownership identified	Suitable	Ownership identified
5. Flood zone 3 status	Suitable	Not within a flood zone
6. Contained within environmental designations	Suitable	Site is not located within any of the designations listed

Site assessment stage 2:

Criteria	Score	Comments
7. Adjacent to existing built/commenced development	A	2 sides of the site adjoin to built form or commenced planning permission
8. Lead to coalescence	G	No contribution to coalescence
9. Utilities delivery issues	G	No known issues
10. Developable area constraints	G	No known issues
11. Brownfield, greenfield, or mixed use land	A	Greenfield site
12. Agricultural land use class	A	Grade 3
13. Impact on neighbouring uses	R	Site is wholly located within a water recycling centre - there is a strong possibility development would be significantly affected by neighbouring use issues.
14. Formal recreational provision	G	Site would not impact on provision
15. Relationship to environmental designations	G	Site is not located within any of the designations listed
16. Relationship to national landscapes (formerly AONBs)	G	Site is not located within any of the designations listed

Criteria	Score	Comments
17. Relationship with made Neighbourhood Plan designations	G	Site is not located within any of the designations listed
18. Relationship with HRA/SSSI designations	A	Site is wholly located within IRZ
19. Relationship with local environmental designations	G	Site is not located within any of the designations listed
20. Heritage assets impact possibility	A	Site is located near to several grade 2 listed buildings, there is a possibility of harm to designated or non-designated heritage assets.
21. Flood risk status	G	Site is not impacted by flooding – 0%
22. Proximity to primary school	R	Site is in excess of 800m of a primary school
23. Proximity to secondary school	A	Site is located within 5km of a secondary school
24. Proximity to GP surgery	A	Site is located within 5km of a GP
25. Relationship to strategic transport corridor	G	Site is located within the transport corridor
26. Existing uses impact	G	Site is vacant or its current use can cease within 5 yrs
27. Planning delivery history	G	No implemented permissions
28. Evidence of ownership and agreements	R	No evidence provided
29. Evidence of viability	G	Development is likely viable
30. Site access to public highway	G	Site has direct access via C Road - Old Ipswich Road, Eye Road
31. Relationship to Minerals and Waste Plan designations	A	Site is located within a Mineral Consultation Area
32. Existing Joint Local Plan – Part 1 designations	G	Site is not protected for any alternative use

Appendix 04 – Extant planning permissions (April 2024)

Babergh

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
Acton	DC/20/05361/OUT	01-06-2021	Land South East Of Barrow Hill, Acton, CO10 0AS	100	100	0	100
Acton	DC/21/05159/OUT	17-11-2021	Cherry Trees, Waldingfield Road, Acton, Suffolk, CO10 0AG	1	1	0	1
Acton	DC/19/03126/FUL	30-07-2020	Land South Of, Tamage Road, Acton, Suffolk	100	12	1	13
Aldham	DC/24/00162/FUL	28-03-2024	Frog Hall Farm, The Street, Aldham, IP7 6NH	1	1	0	1
Aldham	DC/21/03082/RES	11-10-2021	Land at Hadleigh Road	7	6	1	7
Aldham	DC/22/05401/FUL	22-12-2022	Chapel House, The Street, Aldham, Ipswich, Suffolk	1	0	1	1
Aldham	DC/21/00834/RES	12-05-2021	Land at Hadleigh Road	0	0	1	1
Arwarton	DC/18/01084/FUL	22-05-2018	Land Adjacent To Postiche , The Street, Erwarton, IP9 1LN	2	1	1	2
Assington	DC/23/02374/FUL	14-07-2023	Land South Of 'The Nook', The Street, Assington, Sudbury, Suffolk, CO10 5LW	2	2	0	2
Assington	DC/18/03392/FUL	19-10-2018	Land North Of 25 The Street, Assington, Sudbury, Suffolk, CO10 5LJ	2	1	1	2

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
Assington	DC/20/01307/FUL	05-10-2020	Shamrock Farm, Marshalls Green, Assington, Sudbury, Suffolk, CO10 5LS	1	0	1	1
Assington	DC/20/05475/AGD	26-01-2021	Shamrock Farm , Marshalls Green , Assington , Sudbury , Suffolk , CO10 5LS	1	0	1	1
Assington	DC/22/01613/FUL	15-07-2022	Land South Of 'The Nook' , The Street, Assington, CO10 5LW	1	0	1	1
Belstead	DC/22/02547/RES	18-11-2022	Land East Of, Holly Lane, Belstead, Suffolk	14	14	0	14
Bentley	DC/24/00189/RES	26-02-2024	Ruseley, Hazel Shrub, Bentley, IP9 2DG,	1	1	0	1
Bentley	B /17/00003/FUL	27-03-2018	Oakleigh, Capel Road, Bentley, Ipswich, IP9 2DW	16	15	1	16
Bentley	DC/17/05497/FUL	20-12-2017	Land East Of Grove Road Grove Road, Bentley	1	0	1	1
Bentley	DC/18/04196/FUL	30-11-2018	Woodview Nurseries, Hazel Shrub, Bentley, IP9 2DG	1	0	1	1
Bentley	DC/18/05149/RES	21-01-2019	Rowan Acres, Capel Road, Bentley, Ipswich, Suffolk, IP9 2DL	1	0	1	1
Bentley	DC/19/03787/FUL	13-12-2019	1 Grove Road, Bentley, Ipswich, Suffolk, IP9 2DD	7	0	4	4
Bentley	DC/21/01323/AGD	22-04-2021	Bentley Plants Ltd, Bergholt Road, Bentley, Ipswich,	1	0	1	1

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Suffolk, IP9 2DQ				
Bentley	DC/22/01673/FUL	23-05-2022	Land Adjacent, Redwoods, Bergholt Road, Bentley, IP9 2DQ	1	0	1	1
Bildeston	DC/22/06121/FUL	07-02-2023	Land South West Of, Chamberlin Close, Bildeston, Ipswich, Suffolk, IP7 7EZ,	2	2	0	2
Bildeston	B/15/01433/OUT	16-08-2017	Land East of Artiss Close and Rotheram Road	48	48	0	48
Boxford	DC/19/04182/AGD	23-10-2019	Farm Building At Siam Hall Siam Hall Lane , Boxford , Sudbury , no CO10 5LA	0	0	1	1
Boxford	DC/22/02448/FUL	01-12-2022	Land To The South Of, Daking Avenue, Boxford, Part In The Parish Of Edwardstone, CO10 5AA	6	6	0	6
Boxford	DC/23/04218/FUL	30-11-2023	Green Lawns Bonsai Nursery, Hadleigh Road, Boxford, Sudbury, Suffolk, CO10 5JH,	1	1	0	1
Boxford	DC/23/05238/FUL	03-01-2024	Annexe At, Pippettes Farm, Stone Street, Boxford, CO10 5NR	1	1	0	1
Boxford	DC/18/04875/FUL	27-12-2018	Clayfields Farm, Hadleigh Road, Boxford, Suffolk	1	0	1	1
Boxford	DC/19/00808/FUL	02-04-2019	The Bereley, Cox Hill,	0	0	1	1

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Boxford, Sudbury, Suffolk, CO10 5HR				
Boxford	DC/20/03391/RES	15-12-2020	30 Stone Street, Boxford, Sudbury, Suffolk, CO10 5NR	1	0	1	1
Boxford	DC/22/02186/FUL	22-06-2022	Unit 1, Hawthorn Business Park, Calais Street, Boxford, Sudbury	1	0	1	1
Boxford	DC/22/06375/RES	16-02-2023	Site Of Former Green Lawns Bonsai Nursery, Hadleigh Road, Boxford, Suffolk	1	0	1	1
Boxted	DC/23/03681/AGDW	27-10-2023	Barn 1 Adjacent To Lavender Barn , Fenstead End, Boxted, IP29 4LH	1	1	0	1
Boxted	DC/23/03682/AGDW	03-11-2023	Barn 2 Adjacent To Lavender Barn, Fenstead End, Boxted, Suffolk,	1	1	0	1
Brantham	DC/23/04272/HSE	31-10-2023	11 - 13 Rowley Close, Brantham, CO11 1RR,	-1	0	1	1
Brantham	B /16/01493/OFD	15-02-2017	Britannia House, Factory Lane, Brantham, CO11 1NH	21	0	21	21
Brantham	DC/19/00881/RES	21-06-2019	Land South Of, Brooklands Road, Brantham, Suffolk	288	207	1	208
Brantham	DC/21/04359/RES	05-05-2022	Land South Of , Slough Road,	65	41	1	42

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Brantham, Suffolk				
Brent Eleigh	DC/20/00127/FUL	20-07-2020	Historic Barns, Bridge Farm, Lavenham Road, Brent Eleigh, Sudbury, Suffolk, CO10 9PB	1	1	0	1
Brent Eleigh	DC/21/00449/FUL	12-07-2021	Barn A, Bridge Farm, Lavenham Road, Brent Eleigh, CO10 9PB	1	1	0	1
Brent Eleigh	DC/22/03471/ADG	06-09-2022	Bridge Farm, Lavenham Road, Brent Eleigh, Sudbury, Suffolk, CO10 9PB	2	2	0	2
Brent Eleigh	DC/22/05852/FUL	17-01-2023	Historic Barns GTD, Bridge Farm, Lavenham Road, Brent Eleigh	2	2	0	2
Brent Eleigh	DC/23/02271/AGDW	15-05-2023	Hedgerows Farm, The Street, Brent Eleigh, Sudbury, Suffolk, CO10 9NU,	4	4	0	4
Brent Eleigh	DC/20/01001/FUL	20-04-2020	Barn B Bridge Farm, Lavenham Road, Brent Eleigh, Sudbury, Suffolk, CO10 9PB	1	0	1	1
Brent Eleigh	DC/20/01002/FUL	20-04-2020	Barn C Bridge Farm, Lavenham Road, Brent Eleigh, Sudbury, Suffolk, CO10 9PB	3	2	1	3
Brent Eleigh	DC/21/06949/FUL	22-02-2022	Abbots Hall Farm Buildings Cock Lane Brent Eleigh Suffolk CO10 9PA	1	0	1	1
Brettenham	DC/23/01399/FUL	11-05-2023	Church Farm, Buxhall Road,	1	1	0	1

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Brettenham, Ipswich, IP7 7PE				
Brettenham	DC/19/02981/FUL	09-08-2019	Former Breakers Yard And Premises, Old School Corner, Brettenham, Ipswich, Suffolk, IP7 7PA	3	2	1	3
Brettenham	DC/21/04266/FUL	15-11-2021	The Forge, 26 The Street, Brettenham, Suffolk, IP7 7QP	1	0	1	1
Brettenham	DC/22/00570/FUL	30-03-2022	Former Breakers Yard And Premises, Old School Corner, Brettenham, Suffolk	4	3	1	4
Brettenham	DC/22/01555/FUL	09-02-2023	Crownings, Buxhall Road, Brettenham, Suffolk, IP7 7PA	1	0	1	1
Bures St Mary	DC/22/05197/AGD	09-12-2022	Highfields Farm, Arger Fen, Bures St Mary, Bures, CO8 5BN	1	1	0	1
Bures St Mary	DC/22/00754/FUL	13-10-2022	Former Chambers Bus Depot, Church Square, Bures St Mary, Suffolk, CO8 5AB	10	9	1	10
Burstall	DC/19/04694/FUL	23-12-2019	Barn West Of Rose Cottage, Church Hill, Burstall, Suffolk	1	0	1	1
Capel St Mary	DC/23/04902/FUL	28-03-2024	Hillcrest, London Road, Capel St Mary, Ipswich, Suffolk	2	2	0	2
Capel St Mary	B /17/00122/FUL	30-10-2017	Land North And West Of	97	37	0	37

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Capel Community Church, Days Road				
Capel St Mary	DC/19/02877/RES	23-07-2020	Land East Of Longfield Road And Little Tufts , Capel St Mary, IP9 2UD	100	8	0	8
Capel St Mary	DC/22/02189/FUL	27-06-2022	Land West Of The Drift, The Street, Capel St Mary, Suffolk	2	0	2	2
Chelmondiston	DC/21/01126/FUL	05-10-2021	Land North Of , 5 Richardsons Lane, Chelmondiston, Suffolk	1	1	0	1
Chelmondiston	DC/23/02807/FUL	14-08-2023	South Fields, Main Road, Chelmondiston, Ipswich, Suffolk, IP9 1DX,	0	0	1	1
Chelmondiston	DC/23/04027/OUT	18-10-2023	Little Barnes, Shotley Road, Chelmondiston, Ipswich, Suffolk, IP9 1EE,	1	1	0	1
Chelmondiston	B /16/01081/FUL	21-02-2017	White House Farm, Shotley Road, Chelmondiston, IP9 1EE	3	1	0	1
Chelmondiston	DC/20/01040/FUL	11-12-2020	30 Collimer Close, Chelmondiston, Ipswich, Suffolk, IP9 1HX	1	0	1	1
Chelmondiston	DC/20/05212/FUL	12-05-2021	Former The Foresters Arms, Main Road, Chelmondiston, Ipswich,	3	2	1	3

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Suffolk, IP9 1DY				
Chelmondiston	DC/21/00350/RES	26-04-2021	Land Adjacent To Woodlands, Chelmondiston, Suffolk	24	23	1	24
Chelsworth	DC/22/05797/FUL	17-01-2023	Parsonage Barn , Parsonage Lane, Chelsworth , Ipswich , Suffolk , IP7 7HT	1	1	0	1
Chelsworth	DC/18/04219/FUL	10-12-2018	Parsonage Barn, Parsonage Lane, Chelsworth, Suffolk	1	0	1	1
Chelsworth	DC/20/00933/FUL	02-09-2020	Parsonage Barn , Parsonage Lane, Chelsworth, Suffolk, IP7 7HT	1	0	1	1
Chelsworth	DC/22/01529/FUL	08-07-2022	The Orchards, 54 The Street, Chelsworth, IP7 7HU	0	0	1	1
Chilton	DC/19/02712/FUL	01-08-2019	Land At Grove Hall Waldingfield Road, Chilton, Sudbury , Suffolk, CO10 0PR	1	0	1	1
Chilton	DC/19/03329/FUL	11-10-2019	Plot 3 Chilton Grove Waldingfield , Road , Chilton , Sudbury , CO10 0PR	1	0	1	1
Chilton	DC/19/04650/RES	19-12-2019	Land North Of Waldingfield Road, Chilton, Sudbury	129	18	2	20
Chilton	DC/20/04474/FUL	29-01-2021	Plot 1 Land At 1 Chilton Grove, Bungalows, Chilton Grove,	0	0	1	1

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Waldingfield Road				
Chilton	DC/20/04475/FUL	29-01-2021	Plot 4 Land At 1 Chilton Grove Bungalows, Chilton Grove, Waldingfield Road	1	0	1	1
Chilton	DC/20/04505/FUL	29-01-2021	Plot 3 Land At 1 Chilton Grove Bungalows, Chilton Grove, Waldingfield Road	1	0	1	1
Chilton	DC/21/02294/FUL	03-06-2021	The Stables, North Of Chilton Grove, Waldingfield Road, Chilton, Suffolk, CO10 0PR	2	0	2	2
Chilton	DC/22/01902/FUL	02-08-2022	Chilton Priory, Waldingfield Road, Chilton, Sudbury, Suffolk, CO10 0PP	5	0	5	5
Chilton	DC/22/02827/FUL	25-11-2022	Chilton Priory, Waldingfield Road, Chilton, CO10 0PP	4	1	3	4
Chilton	DC/22/03658/FUL	07-10-2022	The Oaks, Chilton Grove, Waldingfield Road, Chilton, Sudbury	1	0	1	1
Chilton	DC/23/03548/FUL	21-11-2023	22-24 Cornard Road, Sudbury, CO10 2XA	6	5	1	6
Cockfield	DC/21/00124/FUL	14-02-2022	Three Horseshoes, Stows Hill, Cockfield, Bury St Edmunds, Suffolk, IP30 0JB	2	2	0	2
Cockfield	DC/22/02540	15-06-2023	Plough And Fleece Inn, Great Green, Cockfield,	5	5	0	5

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Bury St Edmunds, Suffolk, IP30 0HJ,				
Cockfield	DC/22/06014/FUL	07-09-2023	Land At Junction Of Bury Road And Felsham Road, Great Green, Cockfield, IP30 0HJ	3	3	0	3
Cockfield	B /17/00379/FUL	26-04-2017	Abbey Farm, Bury Road, , IP30 0LB	1	0	1	1
Cockfield	DC/17/03011/FUL	08-12-2017	Land North Of Ivy Farm, Chapel Road, Cockfield, IP30 0HE	6	4	1	5
Cockfield	DC/17/05332/FUL	29-06-2018	Land To The North West Of, Mackenzie Place, Cockfield, Suffolk	43	2	5	7
Cockfield	DC/18/02911/RES	28-08-2018	Hope House, Cross Green, Cockfield, Bury St Edmunds, Suffolk, IP30 0LG	4	2	0	2
Cockfield	DC/19/02382/FUL	11-07-2019	Land At Reed Lodge, Chapel Road, Cockfield , Bury St Edmunds, Suffolk, IP30 0HE	1	0	1	1
Cockfield	DC/19/03063/FUL	12-11-2019	The Garage , Great Green , Cockfield , Bury St Edmunds , Suffolk , IP30 0HJ	9	1	0	1
Cockfield	DC/20/00128/FUL	27-04-2020	Windsor Green Farmhouse, Windsor Green, Cockfield, Suffolk	1	0	1	1
Cockfield	DC/20/02670/FUL	17-05-2023	Lane End , Colchester Green , Cockfield , IP30 0HG	0	0	1	1

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
Cockfield	DC/21/00279/RES	04-11-2021	Land At Bury Road , Cross Green, Cockfield, IP30 0LG	1	0	1	1
Cockfield	DC/21/00304/FUL	15-03-2021	Plot 5, Land Adj Hope House, Cross Green, Cockfield, Bury St Edmunds, Suffolk, IP30 0LG	1	0	1	1
Cockfield	DC/21/02296/RES	09-11-2021	Land To The Rear Of Plough And Fleece Inn, Great Green, Cockfield, Suffolk	28	6	0	6
Cockfield	DC/21/04375/FUL	21-09-2021	Earls Hall Farmhouse, Earls Hall Road, Cockfield, Suffolk, IP30 0JD	1	0	1	1
Cockfield	DC/22/03494/RES	02-11-2022	PLOT 25, 21 Old Stone Pit Way, (Land Adjacent To Mackenzie Place), Cockfield, Suffolk	1	0	1	1
Cockfield	DC/22/03572/RES	01-09-2022	19 Old Stone Pit Way, (Land Adjacent To Mackenzie Place), Cockfield, IP30 0HY	1	0	1	1
Cockfield	DC/22/06366/RES	10-03-2023	22 Old Stone Pit Way, (Land Adjacent To Mackenzie Place) Cockfield, Bury St Edmunds, IP30 0BW	1	0	1	1
Cockfield	DC/23/01432/RES	18-05-2023	8 Mackenzie Place, Cockfield, IP30 0HY	1	0	1	1
Cockfield	DC/19/03793/FUL	24-04-2019	Land North Of 4 Hedgerow Cottages,	2	0	1	1

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Windsor Green, Cockfield, Bury St Edmunds, Suffolk, IP30 0LY,				
Copdock & Washbrook	DC/21/02510/OUT	27-09-2021	Land To The Rear Of Brooke House , Old London Road, Copdock And Washbrook, IP8 3JD	4	4	0	4
Copdock & Washbrook	DC/22/02338/FUL	24-05-2023	The Mane Riding Centre, Old London Road, Copdock And Washbrook, Ipswich, Suffolk, IP8 3JF,	1	1	0	1
Copdock & Washbrook	DC/22/02337	23-06-2023	The Mane Riding Centre, Old London Road, Copdock And Washbrook, Ipswich, Suffolk, IP8 3JF,	1	1	0	1
Copdock & Washbrook	DC/19/03372/FUL	10-09-2019	Copdock House , Old London Road , Copdock And Washbrook Ipswich , IP8 3JW	4	0	4	4
Copdock & Washbrook	DC/19/03646/RES	26-11-2019	Plot 1, Land South West Of Holly Cottage, Old London Road, Copdock And Washbrook, Suffolk	1	0	1	1
Copdock & Washbrook	DC/20/04575/FUL	07-05-2021	Land On The North Side Of, Back Lane, Copdock And Washbrook, Suffolk	1	0	1	1

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
Copdock & Washbrook	DC/21/04454/RES	23-12-2022	Cameo Hotel, Old London Road, Copdock And Washbrook, Suffolk, IP8 3JD	9	8	1	9
Copdock & Washbrook	DC/22/05086/RES	06-12-2022	The Mane Riding Centre, Old London Road, Copdock And Washbrook, Ipswich, Suffolk	1	0	1	1
East Bergholt	DC/21/02723/FUL	08-07-2021	Oak Meadow , Moores Lane, East Bergholt, Suffolk, CO7 6SU	2	2	0	2
East Bergholt	DC/21/04115/FUL	17-09-2021	Willow Farm, East End Road, East Bergholt, Suffolk, CO7 6UT	1	1	0	1
East Bergholt	DC/21/06901/FUL	12-04-2022	Manor Farm , East End Lane, East Bergholt, Colchester, CO7 6XA	1	1	0	1
East Bergholt	DC/22/02068/FUL	31-08-2022	Land To The Rear Of Camellia, The Drift, East Bergholt, Colchester, Suffolk, CO7 6XR	1	1	0	1
East Bergholt	DC/23/00910/FUL	28-07-2023	Willow Farm, Straight Road, East Bergholt, Colchester, Suffolk, CO7 6UT,	1	1	0	1
East Bergholt	DC/23/00740/FUL	18-12-2023	The Red Lion, The Street, East Bergholt, Colchester, Suffolk,	4	4	0	4

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			CO7 6TB,				
East Bergholt	B /15/00673/FUL	23-11-2017	Land North West Of, Moores Lane, East Bergholt	144	143	1	144
East Bergholt	DC/20/04663/RES	08-12-2021	Land East Of , The Constable Country Medical Centre, , Heath Road, , East Bergholt	75	74	1	75
East Bergholt	DC/22/05017/FUL	09-12-2022	Rose Cottage, Gaston Street, East Bergholt, Colchester, CO7 6SD	0	0	1	1
Edwardstone	DC/23/00059/FUL	02-03-2023	5 Mill Green, Edwardstone, Sudbury, Suffolk, CO10 5PZ	1	1	0	1
Edwardstone	DC/23/02128/FUL	23-10-2023	Land West Of, Mill Green, Edwardstone, Suffolk, ,	4	4	0	4
Edwardstone	DC/20/04471/RES	11-12-2020	Land East Of, Mill Green, Edwardstone, Suffolk	1	0	1	1
Edwardstone	DC/21/04369/RES	29-09-2021	Tudor Cottage, Mill Green, Edwardstone, Suffolk	1	0	1	1
Elmsett	DC/22/00612/AGD	04-04-2022	Cobwebs Farm (Land To The Rear Of 6 Manor Road), Elmsett, IP7 6PN	1	1	0	1
Elmsett	DC/23/04571/FUL	05-01-2024	Full Planning Application - Erection of 1No replacement dwelling with detached garage and room over including construction	0	0	1	1

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			of vehicular access.				
Elmsett	DC/21/05077/RES	28-01-2022	Aldham End, Hadleigh Road, Elmsett, Suffolk, IP7 6NG	1	0	1	1
Elmsett	DC/22/01754/FUL	28-10-2022	Land East Of, Hadleigh Road, Elmsett, Suffolk	44	21	1	22
Elmsett	DC/21/05844/RES	19-04-2023	Shrubland Park Nurseries, Maltings Farm, Whatfield Road, Elmsett, Suffolk, IP7 6LZ	18	17	1	18
Freston	DC/20/01080/FUL	28-07-2020	The Forge, Freston Hill, Freston, Ipswich, Suffolk, IP9 1AB	1	0	1	1
Freston	DC/20/01082/FUL	28-07-2020	Workshop At The Forge, Freston Hill, Freston, Ipswich, Suffolk, IP9 1AB	1	0	1	1
Glensford	DC/19/04809/OUT	20-11-2019	Land South Of 1, 3 And East Of 15 , Whitlands , Glensford , Suffolk	1	1	0	1
Glensford	DC/22/00622/OUT	19-05-2022	Site Adjacent To 2 Croft House, The Croft , Glensford , Suffolk, CO10 7RT	1	1	0	1
Glensford	DC/22/04499/FUL	11-10-2022	Plot 11, Land South West Of, Scossels, Glensford, Suffolk	1	1	0	1
Glensford	DC/22/04532/FUL	13-12-2022	New Street Farm, New Street, Glensford, Sudbury, Suffolk	0	0	1	1

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
Glensford	DC/23/03847/FUL	12-12-2023	Land North Of Newfield House, Bells Lane, Glensford, CO10 7QA	7	7	0	7
Great Cornard	DC/22/04054/OUT	07-10-2022	The Laurels, 11 Kings Hill, Great Cornard, Sudbury, Suffolk	1	1	0	1
Great Cornard	DC/23/01724/FUL	31-05-2023	Plot 4, Cats Lane, Sudbury, Suffolk, (In The Parish Of Great Cornard),	1	1	0	1
Great Cornard	DC/24/00243/FUL	22-03-2024	31 Bures Road, Great Cornard, Sudbury, Suffolk, CO10 0EJ	1	1	0	1
Great Cornard	DC/18/00170/FUL	30-07-2018	The Limes, 7 Mill Tye, Great Cornard, Sudbury, Suffolk, CO10 0JA	8	6	0	6
Great Cornard	DC/21/06834/RES	24-03-2022	25 Kings Hill, Great Cornard, Suffolk, CO10 0EH	1	0	1	1
Great Cornard	DC/21/06977/RES	06-03-2023	182A Bures Road, Great Cornard, CO10 0JQ	45	11	34	45
Great Cornard	DC/22/04957/FUL	04-01-2023	Land Rear Of 20 Head Lane GTD, (Off Rugby Road), Great Cornard, Sudbury	2	0	2	2
Great Cornard	DC/23/00559/FUL	25-05-2023	Five Bells Inn, 63 Bures Road, Great Cornard, Sudbury, Suffolk,	3	0	3	3

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			CO10 0HU,				
Great Cornard	DC/23/04875/FUL	08-12-2023	Site Of Former Five Bells Inn, 63 Bures Road, Great Cornard, CO10 0HU	1	0	1	1
Great Waldingfield	DC/21/05169/FUL	09-02-2022	Brandeston Hall Farm, Lavenham Road, Great Waldingfield, Suffolk, CO10 0TG	4	0	1	1
Great Waldingfield	DC/22/03889/RES	04-10-2022	The Hives, Lavenham Road, The Heath, Great Waldingfield, Sudbury, Suffolk, CO10 0SE	1	0	1	1
Groton	DC/22/05279/AGD	08-12-2022	Land and Agricultural Building, Parliament Heath, Groton	1	1	0	1
Hadleigh	DC/21/03003/FUL	10-08-2021	Land Adjacent 13 Meadows Way, Hadleigh, Suffolk, IP7 5DX	1	1	0	1
Hadleigh	DC/21/05351/FUL	30-11-2021	Tohatchie, Lady Lane, Hadleigh, Suffolk, IP7 6AR	1	1	0	1
Hadleigh	DC/23/00719/FUL	02-06-2023	Penlands, Pond Hall Road, Hadleigh, Ipswich, Suffolk, IP7 5PW,	2	2	0	2
Hadleigh	DC/23/03625/FUL	21-11-2023	7 Duke Street, Hadleigh, Ipswich, Suffolk, IP7 5DP,	1	1	0	1
Hadleigh	DC/22/01036/FUL	03-07-2023	The Vista , Aldham Road,	1	1	0	1

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Hadleigh, Suffolk, IP7 6BS				
Hadleigh	DC/22/01085/AGDW	01-11-2023	Laffham Hall Estate, Pond Hall Road, Hadleigh, IP7 5PP	2	2	0	2
Hadleigh	B /15/01587/FUL	04-04-2016	Land adjacent to 7 The Green,, Hadleigh, IP7 6AE	1	0	1	1
Hadleigh	DC/17/03902/FUL	12-06-2020	Land South Of, Ipswich Road, Hadleigh, IP7 6BE	170	25	0	25
Hadleigh	DC/18/04966/FUL	09-03-2021	The Former Babergh District Council Offices , Corks Lane And Bridge Street, Hadleigh, IP7 6SJ	55	6	49	55
Hadleigh	DC/19/01410/FUL	25-06-2019	1 Pykenham Way, Hadleigh, Ipswich IP7 5EP	1	0	1	1
Hadleigh	DC/19/02042/FUL	28-08-2019	Kings Arms Public House, 115 Benton Street, Hadleigh, Ipswich, Suffolk, IP7 5AR	1	0	1	1
Hadleigh	DC/19/04247/FUL	15-07-2020	Land On The South Side Of The A1071 , Gallows Hill, Hadleigh, Ipswich, IP7 6JQ	14	6	8	14
Hadleigh	DC/19/05419/FUL	16-11-2022	Land South Of Tower Mill Lane/East Of Frog Hall Lane, Hadleigh, Suffolk, IP7 6LA	273	246	0	246
Hadleigh	DC/20/03155/FUL	15-12-2020	40 High Street, Hadleigh, Ipswich,	5	1	0	1

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Suffolk, IP7 5AN				
Hadleigh	DC/21/02019/FUL	28-06-2021	40 High Street, Hadleigh, Suffolk, IP7 5AN	2	1	1	2
Hadleigh	DC/21/02860/FUL	09-07-2021	Barn At Laffham Hall Estate , Pond Hall Road, Hadleigh, IP7 5PP	1	0	1	1
Hadleigh	DC/21/04927/FUL	02-11-2021	15A Ramsey Road, Hadleigh, Suffolk, IP7 6AN	1	0	1	1
Hadleigh	DC/22/03528/FUL	26-09-2022	Kings Arms, 115 Benton Street, Hadleigh, Ipswich, Suffolk, IP7 5AR	1	0	1	1
Hadleigh	DC/22/05389/FUL	02-12-2022	East House, George Street, Hadleigh, IP7 5BE	1	0	1	1
Hadleigh	DC/22/05529/FUL	11-01-2023	Victoria House GTD, 1A Queen Street, Hadleigh, Ipswich	1	0	1	1
Hadleigh	DC/23/03553/FUL	27-10-2023	3 - 5 Church Street, Hadleigh, Ipswich, Suffolk, IP7 5DT	1	0	1	1
Hartest	DC/21/02244/FUL	13-07-2021	Hartest Garage, The Green, Hartest, Suffolk, IP29 4DH	1	1	0	1
Hartest	DC/19/05460/FUL	08-01-2020	6 Green View, Hartest, Bury St Edmunds, Suffolk, IP29 4DR	1	0	1	1
Hartest	DC/20/02044/FUL	24-07-2020	Barn At Land At Peartree Farm, Brockley Road, Hartest, IP29 4EQ	1	0	1	1

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Hintlesham	DC/21/03710/FUL	19-08-2021	Side Garden Of The Cottage, Duke Street, Hintlesham, Suffolk, IP8 3PN	1	1	0	1
Hintlesham	DC/22/01603/FUL	16-05-2022	Rosslyn House, Duke Street, Hintlesham, Suffolk	1	1	0	1
Hintlesham	DC/22/04875/FUL	29-11-2022	Vine Cottage, Duke Street, Hintlesham, Ipswich, Suffolk, IP8 3PL	1	1	0	1
Hintlesham	B /17/00218/FUL	10-05-2017	Land adj to Vine Cottage, Duke Street, Hintlesham, Ipswich, Suffolk, IP8 3PL	1	0	1	1
Hintlesham	DC/18/05613/FUL	25-09-2020	Land To The East Of, Duke Street, Hintlesham, Suffolk	14	2	4	6
Hintlesham	DC/19/04552/AGD	08-01-2020	Red House Farm, Duke Street, Hintlesham, Ipswich, Suffolk, IP8 3PW	5	4	1	5
Hintlesham	DC/20/01597/AGD	10-06-2020	Red House Farm, Duke Street, Hintlesham, Ipswich, Suffolk, IP8 3PW	5	4	1	5
Hintlesham	DC/20/01979/RES	30-07-2020	The Pony Paddock, Duke Street, Hintlesham, Suffolk	6	5	0	5
Hintlesham	DC/21/05992/FUL	06-04-2022	Red House Farm, Duke Street, Hintlesham, Suffolk, IP8 3PW	5	0	1	1
Hitcham	DC/21/00621/FUL	19-11-2021	Assembly Room, Cross Green, Hitcham, Ipswich, Suffolk, IP7 7LL	1	1	0	1
Hitcham	DC/22/04781/FUL	21-02-2023	Brick House, Bury Road, Hitcham,	1	1	0	1

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Ipswich, Suffolk, IP7 7PX				
Hitcham	DC/17/05229/AGD	28-11-2017	Mill Hill Farm Barn, Finborough Road, Hitcham, Suffolk, IP7 7LS	1	0	1	1
Hitcham	DC/18/00657/FUL	11-05-2018	Hillcrest, The Causeway, Hitcham, Ipswich, Suffolk, IP7 7NF	1	0	1	1
Hitcham	DC/19/00574/AGD	18-03-2019	Barn At East Wood Farm, Battisford Road, Hitcham, Ipswich, Suffolk	1	0	1	1
Hitcham	DC/21/06127/FUL	20-12-2021	Araucaria, The Causeway, Hitcham, Suffolk, IP7 7NF	1	0	1	1
Holbrook	DC/21/05576/OUT	11-04-2022	Topples GTD, Ipswich Road, Holbrook, Suffolk	2	2	0	2
Holbrook	DC/22/00289/RES	21-04-2022	Land East Of Ipswich Road, Holbrook, IP9 2QT	7	7	0	7
Holbrook	DC/22/03089/OUT	30-09-2022	Orchard Lea, Ipswich Road, Holbrook, Ipswich, Suffolk, IP9 2QT	1	1	0	1
Holbrook	DC/23/00655/AGW	15-03-2023	Grove Farm, Ipswich Road, Holbrook, Ipswich, Suffolk, IP9 2PH	3	3	0	3
Holbrook	DC/23/00516/FUL	03-04-2023	The Workshop, Land At Woodlands Corner, Woodlands Road, Holbrook, IP9 2PU	1	1	0	1

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Holbrook	DC/23/04977/FUL	14-12-2023	Potash Farm, Ipswich Road, Holbrook, Ipswich, Suffolk, IP9 2PJ	2	2	0	2
Holbrook	DC/23/03342/FUL	17-01-2024	Grove Farm, Ipswich Road, Holbrook, Ipswich, Suffolk	5	5	0	5
Holbrook	DC/22/05076/FUL	15-03-2024	Compasses Inn, Ipswich Road, Holbrook, Ipswich, Suffolk	5	5	0	5
Holbrook	DC/24/00454/AGD W	27-03-2024	Grove Farm, Ipswich Road, Holbrook, Ipswich, Suffolk	1	1	0	1
Holbrook	B /17/00094/FUL	21-03-2017	Hillside House, Church Hill, IP9 2PQ	1	0	1	1
Holbrook	DC/17/05819/FUL	23-05-2019	Foxgloves, Harkstead Road, Lower Holbrook, Holbrook, Ipswich, Suffolk, IP9 2RJ	1	0	1	1
Holbrook	DC/21/05511/FUL	19-11-2021	Land South Of Church Green Cottages, Church Hill, Holbrook, Suffolk, IP9 2QP	1	0	1	1
Holton St Mary	DC/21/06355/FUL	11-01-2022	El Camino, Hadleigh Road, Holton St Mary, Suffolk, CO7 6NW	1	1	0	1
Kersey	DC/23/04566/AGD W	23-11-2023	Agricultural Building South Of Water Lane Cottage, Water Lane, Kersey, IP7 6EJ	1	1	0	1

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
Kersey	B /15/01196/FUL	30-07-2020	Land To The Rear Of 1 - 6, The Street, Kersey	7	6	1	7
Kersey	DC/20/04377/FUL	02-12-2020	Trickers Farm, Boxford Road, Kersey, Ipswich, Suffolk, IP7 6EW	1	0	1	1
Kettlebaston	DC/20/04750/FUL	02-08-2021	Old Rectory, Rectory Lane, Kettlebaston, Ipswich, Suffolk, IP7 7QD	1	1	0	1
Lavenham	DC/21/05004/RES	03-11-2021	Brett Farm, Clay Hill Lane, Lavenham, Suffolk, CO10 9PG	1	1	0	1
Lavenham	DC/23/02224/FUL	18-08-2023	Land North East Of Briarside , Bridge Street , Lavenham , Sudbury, CO10 9SH	1	1	0	1
Lavenham	DC/18/03615/RES	19-12-2018	Land North West And South West Of, Norman Way, Lavenham, Suffolk	25	2	16	18
Lavenham	DC/19/03185/RES	13-12-2019	Land South Of Howlett Of Lavenham, Melford Road, Lavenham, Suffolk, CO10 9SG	25	2	0	2
Lavenham	DC/20/00697/FUL	22-05-2020	The Black Barn, Hall Road, Lavenham, Sudbury, Suffolk, CO10 9QX	3	2	0	2
Lavenham	DC/20/02739/FUL	28-08-2020	The Old Piggery , Slough Farm , Bridge Street Road, Lavenham , CO10 9SJ	1	0	1	1

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
Lavenham	DC/20/05776/FUL	07-05-2021	Howlett Of Lavenham, Sudbury Road, Lavenham, Suffolk	5	4	1	5
Lavenham	DC/21/06797/FUL	17-03-2022	Land Adjacent 45 High Street, Lavenham, CO10 9PY	1	0	1	1
Lavenham	DC/22/02802/FUL	21-07-2022	Fiddler Simpsons Cottage, The Granary, Bury Road, Lavenham, Sudbury, Suffolk, CO10 9QG	1	0	1	1
Lavenham	DC/23/04420/FUL	17-11-2023	51 High Street, Lavenham, Sudbury, Suffolk, CO10 9PY	1	0	1	1
Lawshall	DC/21/01830/OUT	21-02-2023	78 - 80 High Street, Hadleigh, Suffolk, IP7 5EF	2	2	0	2
Lawshall	DC/21/04154/FUL	30-10-2023	Land West Of Fox Cottage, The Street, Lawshall, Suffolk, IP29 4QD	5	5	0	5
Lawshall	DC/23/03728/FUL	26-01-2024	Fox Cottage, Hanningfield Green, Lawshall, Bury St Edmunds, Suffolk	1	1	0	1
Lawshall	DC/19/04663/FUL	21-02-2020	Plot 1, Lambs Lane, Lawshall, Bury St Edmunds, Suffolk, IP29 4PE	1	0	1	1
Lawshall	DC/19/05767/FUL	23-03-2020	Land South Of Appleberry House, Folly Lane, Lawshall, Suffolk	4	3	1	4
Lawshall	DC/19/05806/FUL	29-04-2020	Land To The South Of Beechwood House, Bury Road, Lawshall,	5	4	1	5

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Bury St Edmunds				
Lawshall	DC/20/02885/RES	24-12-2020	Harrow Green Site, Harrow Green, Lawshall, Suffolk	5	4	0	4
Lawshall	DC/21/00111/FUL	06-04-2021	Land West Of Sydena, Lambs Lane, Lawshall, Bury St Edmunds, Suffolk, IP29 4PR	2	1	1	2
Layham	DC/21/02929/FUL	15-12-2021	The Barn , Popes Green Farm, Popes Green Lane, Layham, IP7 5FF	1	1	0	1
Layham	DC/21/06051/AGD	23-12-2021	Rands Farm, Rands Lane, Layham, Suffolk, IP7 5FB	2	2	0	2
Layham	DC/22/06374/FUL	06-03-2023	Cherry Orchard Farm, Stoke Road, Layham, Ipswich, Suffolk, IP7 5RB	1	1	0	1
Layham	DC/19/05966/FUL	23-04-2020	Uplands House, Upper Street, Layham, Ipswich, Suffolk, IP7 5JZ	1	0	1	1
Layham	DC/21/00310/FUL	12-03-2021	Acer View, Potts Lane, Layham, Ipswich, Suffolk, IP7 5PB	1	0	1	1
Layham	DC/22/01930/FUL	18-12-2023	Land Rear Of Brook Cottage And Blacksmiths House, The Street, Lower Layham, IP7 5LZ	1	0	1	1
Leavenheat h	DC/22/00037/FUL	25-08-2022	Plough House, Plough Lane, Leavenheath,	1	1	0	1

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Suffolk, CO6 4PL				
Leavenheat h	DC/22/03612/FUL	24-10-2022	Plough House, Plough Lane, Leavenheath, CO6 4PL	1	1	0	1
Leavenheat h	DC/22/05099/FUL	13-03-2023	Belynna Cottage, Nayland Road, Leavenheath, CO6 4PH	0	0	1	1
Leavenheat h	DC/21/01110/FUL	22-04-2021	Barn At, Heathlands, Leavenheath, Suffolk	1	0	1	1
Lindsey	DC/21/02911/FUL	22-07-2022	Barn At Church Farm Meadow, Church Road, Lindsey, Suffolk, IP7 6PS	1	1	0	1
Lindsey	DC/22/02672/AGD	18-07-2022	Modern Barn At Rose Farm, Rose Green Road, Lindsey, Ipswich, Suffolk	1	1	0	1
Lindsey	B /15/00052/FUL	29-05-2015	Old Rectory, The Tye, Lindsey, Ipswich, IP7 6PP	1	0	1	1
Lindsey	DC/19/01412/FUL	13-06-2019	Thatched Barn, Rose Farm, Rose Green, Lindsey, Ipswich IP7 6PX	1	0	1	1
Lindsey	DC/21/01531/FUL	14-05-2021	Land Opposite Monks, The Street, Lindsey, Suffolk	1	0	1	1
Little Cornard	DC/20/05038/FUL	08-01-2021	Glovers, Slough Lane, Little Cornard, Sudbury	1	1	0	1
Little Cornard	B /12/00129/FUL	21-05-2013	Costens Hall Farm, Upper Road, Little Cornard, Sudbury, CO10 0PA	1	0	1	1

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
Little Cornard	DC/19/04643/AGD	05-12-2019	Barn At Burnthouse Farm, Bures Road, Little Cornard, Sudbury, Suffolk, CO10 0NU	1	0	1	1
Little Waldingfield	DC/19/01283/FUL	30-08-2019	The Swan , The Street, Little Waldingfield, Sudbury, Suffolk, CO10 0SQ	2	1	1	2
Long Melford	DC/20/04906/FUL	03-06-2021	Downs Garage, Southgate Street, Long Melford, Sudbury, Suffolk, CO10 9HU	9	9	0	9
Long Melford	DC/22/02803/RES	21-07-2022	Land To The East Of Meadow View, High Street, Long Melford, Suffolk	1	1	0	1
Long Melford	DC/22/05880/FUL	31-01-2023	The Mount , Bridge Street, Long Melford, Sudbury	1	1	0	1
Long Melford	DC/22/05876/FUL	16-06-2023	Ruse And Son, Land Off Cordell Road, Long Melford, Sudbury, Suffolk, CO10 9JF,	2	2	0	2
Long Melford	DC/23/02222/RES	21-07-2023	Land To The East Of Meadow View, High Street, Long Melford, CO10 9DB	2	2	0	2
Long Melford	DC/23/02533/RES	25-07-2023	The Leys , Melford Road, Sudbury, Suffolk, CO10 1XT	1	1	0	1
Long Melford	DC/23/03454/FUL	13-10-2023	Windmill Hill House, Windmill Hill, Long Melford, Sudbury, Suffolk,	1	1	0	1

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			CO10 9AD,				
Long Melford	B /16/00247/FUL	11-04-2016	Windmill Hill House,, Windmill Hill,, Long Melford,, CO10 9AD	0	0	1	1
Long Melford	B /16/01581/RES	02-03-2017	Land North Of Ropers Lane, Rodbridge Hill, Long Melford	77	7	5	12
Long Melford	DC/17/04477/AGD	10-11-2017	Guildhall Farm,, Sudbury Road, Long Melford, CO10 9HE	1	0	1	1
Long Melford	DC/17/05474/FUL	12-01-2018	50 High Street, Long Melford, CO10 9DD	1	0	1	1
Long Melford	DC/19/04561/FUL	21-11-2019	Windmill Hill House , Windmill Hill , Long Melford , Sudbury , Suffolk , CO10 9AD	-1	0	-1	-1
Long Melford	DC/20/00677/FUL	12-04-2020	Melford House, Hall Street, Long Melford, Sudbury, Suffolk, CO10 9JQ	1	0	1	1
Long Melford	DC/21/02319/RES	16-11-2021	Land To The East Of , Station Road Long Melford, Sudbury , CO10 9HP	150	63	0	63
Long Melford	DC/21/04182/RES	02-12-2021	Land To The East Of Meadow View, High Street, Long Melford, Suffolk	0	0	1	1
Long Melford	DC/22/00048/FUL	21-06-2022	The Stables, Little St Marys, Long Melford, CO10 9JT	1	0	1	1
Long Melford	DC/23/01860/FUL	22-06-2023	Meadow View, Liston Lane, Long Melford,	1	0	1	1

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Sudbury, Suffolk, CO10 9LD,				
Milden	DC/23/05635/OUT	25-01-2024	Old Well Cottage, Powney Street, Milden, Ipswich, Suffolk	1	1	0	1
Milden	DC/20/03154/FUL	11-12-2020	Land At, Powney Street, Milden, Suffolk	2	1	0	1
Milden	DC/21/00315/AGD	17-03-2021	Barn 2, Pound Farm Barns, Boxford Road, Milden, Ipswich, Suffolk, IP7 7AN	1	0	1	1
Nayland-with-Wissington	DC/22/06294/FUL	24-05-2023	Site Adjacent Paddock Grove , Harpers Hill, Nayland, Colchester, CO6 4NT, ,	5	5	0	5
Nedging-with-Naughton	DC/22/04839/FUL	06-04-2023	The Cedars, Nedging Road, Nedging With Naughton, Ipswich, Suffolk, IP7 7HW	0	0	1	1
Nedging-with-Naughton	DC/23/01708/RES	01-06-2023	The Lilacs, Nedging Road, Nedging With Naughton, IP7 7HW	1	1	0	1
Nedging-with-Naughton	DC/20/01357/FUL	05-06-2020	Land North West Of , Nedging Road , Nedging With Naughton , Suffolk	1	0	1	1
Nedging-with-Naughton	DC/21/03835/FUL	15-09-2021	Vine Farm Granary, Nedging Road, Nedging With Naughton, Suffolk	1	0	1	1

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Nedging-with-Naughton	DC/21/03999/FUL	04-10-2021	Barn North Of Coopers Farmhouse, Whatfield Road, Nedging With Naughton, Suffolk	1	0	1	1
Nedging-with-Naughton	DC/22/00852/RES	12-05-2022	The Lilacs , Nedging Road, Nedging With Naughton, Suffolk, IP7 7HW	1	0	1	1
Newton	DC/21/02694/FUL	15-12-2021	Fairways, The Green, Newton, Suffolk, CO10 0QN	0	0	1	1
Newton	DC/22/05206/FUL	15-12-2022	Land Rear Of Juglans, Sudbury Road, Newton, Suffolk	6	6	0	6
Newton	DC/23/01081/FUL	08-09-2023	Fairways, The Green, Newton, CO10 0QN	1	1	0	1
Newton	B /16/00629/FUL	17-01-2017	Abbey House , Rectory Road , Newton , Sudbury , CO10 0QZ	2	0	2	2
Newton	DC/20/03914/RES	06-11-2020	Marks Meadow, Rectory Road, Newton, Suffolk	1	0	1	1
Newton	DC/22/06041/RES	31-01-2023	Plots 2 And 3 GTD, Marks Meadow, Rectory Road, Newton	2	1	1	2
Newton	DC/23/05409/RES	23-01-2024	Land Adjacent, 1 Links View, Newton, Suffolk	1	0	1	1
Pinewood	B /14/01375/FUL	08-04-2016	Belstead House , Sprites Lane , Pinewood , Ipswich , IP8 3NA	20	19	1	20
Polstead	DC/23/03923/FUL	12-01-2024	Gillyflower House,	1	1	0	1

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			Polstead Hill, Polstead, Colchester, Suffolk				
Polstead	DC/20/00756/FUL	15-05-2020	Land South Of Wood Hall Farm, Stackwood Road, Polstead, Colchester, Suffolk, CO6 5BA	1	0	1	1
Raydon	DC/22/03814/RES	03-02-2023	Water Farm, Noaks Road, Raydon, Ipswich, Suffolk, IP7 5LR	1	1	0	1
Raydon	DC/23/00140/FUL	25-05-2023	10 Sulleys Hill, Raydon, Ipswich, Suffolk, IP7 5QQ,	0	0	1	1
Raydon	DC/19/02503/FUL	18-07-2019	2, 4, 5 And 6 , The Gardens , Raydon, IP7 5LU	5	4	1	5
Raydon	DC/21/01497/FUL	20-07-2021	Village Hall, Hadleigh Road, Raydon, Suffolk, IP7 5LH	2	1	1	2
Raydon	DC/21/01655/RES	26-04-2021	Oak Lodge, The Street, Raydon, Ipswich, Suffolk, IP7 5LT	7	6	1	7
Raydon	DC/21/02426/FUL	13-07-2021	Land East Of Wayside, Woodlands Road, Raydon, Suffolk, IP7 5LJ	5	5	0	5
Raydon	DC/22/00540/FUL	29-07-2022	Raydon Hall Farm, Woodlands Road, Raydon, Suffolk, IP7 5QE	0	0	1	1
Raydon	DC/22/05775/FUL	21-04-2023	Oak Lodge, The Street, Raydon, Ipswich, Suffolk	7	0	7	7

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Shelley	DC/23/01593/FUL	26-05-2023	Shelley Priory Barn , Stoke Road Shelley Priory Barn , Stoke Road, Shelley, IP7 5RQ, Shelley, IP7 5RQ	1	1	0	1
Shelley	DC/20/02907/FUL	02-10-2020	Shelley Priory Barn, Stoke Road, Shelley, Ipswich, Suffolk, IP7 5RQ	1	0	1	1
Shimpling	DC/22/05891/AGW	06-03-2023	Land Adjacent To Gannock Bungalow, Old Rectory Lane, Shimpling	2	2	0	2
Shimpling	DC/20/02648/FUL	27-08-2020	Barn At Midway Farm , Bury Road , Shimpling , IP30 0JL	1	0	1	1
Shimpling	DC/20/03069/RES	18-09-2020	Land Adjacent The Bush, The Street, Shimpling, Bury St Edmunds, Suffolk, IP29 4HU	1	0	1	1
Shimpling	DC/22/06130/AGD	14-02-2023	Barn At Mount Farm, Blooms Hall Lane, Shimpling, Bury St Edmunds, Suffolk, CO10 9BY	1	0	1	1
Shotley	DC/22/02707/FUL	19-07-2022	Woodland Lodge, Link Road, Shotley, Ipswich, Suffolk, IP9 1NN	1	1	0	1
Shotley	DC/23/05732/FUL	04-03-2024	Maryland, Bristol Hill, Shotley, IP9 1PU	1	1	0	1
Shotley	B /12/00500/FUL	18-12-2015	Former HMS Ganges Site, Shotley Gate	285	283	2	285

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Shotley	DC/20/00529/FUL	03-04-2020	6 Great Harlings, Shotley, Ipswich, Suffolk, IP9 1NY	1	0	1	1
Shotley	DC/20/05567/FUL	11-01-2021	Woodland Lodge, Link Road, Shotley, Ipswich, Suffolk, IP9 1NN	1	0	1	1
Somerton	DC/22/00786/LCP	04-07-2023	Francis Farm, Upper Somerton, Somerton, Suffolk, IP29 4BF	1	1	0	1
Somerton	DC/22/00934/FUL	13-05-2022	Building In The Grounds Of The Old Rectory , Somerton Road, Upper Somerton, IP29 4ND	1	0	1	1
Sproughton	DC/19/00999/FUL	16-07-2019	Geest House, Hadleigh Road , Sproughton , Ipswich, Suffolk IP8 3AS	7	7	0	7
Sproughton	DC/21/02671/OUT	12-09-2023	Land North Of The A1071, Ipswich (Wolsey Grange), Sproughton. Ipswich	750	750	0	750
Sproughton	B /14/00460/FUL	03-08-2015	Land rear of Geest House, Hadleigh Road	8	7	1	8
Sproughton	B /14/00636/PRN	27-06-2014	Sproughton House, High Street	12	5	0	5
Sproughton	B /15/00993/FUL	29-08-2018	Land To The North And South Of, Poplar Lane, Sproughton, Suffolk	144	102	2	104
Sproughton	DC/18/03636/RES	30-11-2018	Russetts, Hadleigh Road, Sproughton, Ipswich, Suffolk,	15	1	14	15

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			IP2 0BT,				
Sproughton	DC/19/00526/FUL	25-04-2019	Larchwood, Larchwood Close, Sproughton, Ipswich, Suffolk, IP2 0DA	6	1	0	1
Sproughton	DC/20/01058/RES	10-07-2020	Land North And South Of, Poplar Lane, Sproughton, Suffolk	305	106	42	148
Stanstead	DC/19/04956/FUL	07-01-2020	Land Adjacent To The Bungalow, Lower Street, Stanstead, CO10 9AH	1	0	1	1
Stoke-by-Nayland	DC/23/03801/FUL	16-11-2023	Post Office And Stores, Park Street, Stoke By Nayland, Colchester, Suffolk, CO6 4SE,	1	0	1	1
Stutton	DC/23/02789/FUL	09-08-2023	9 Larksfield Road, Stutton, IP9 2RZ	1	1	0	1
Stutton	DC/19/01708/FUL	21-04-2020	Land East Of Church Road , Church Road, Stutton, Ipswich, IP9 2SG	34	6	3	9
Stutton	DC/21/01000/RES	16-07-2021	Land North Of The Village Hall, Manningtree Road, Stutton	14	2	0	2
Sudbury	B /15/01718/OUT	29-03-2018	Chilton Woods Mixed Use Development Land North Of, Woodhall Business Park, Sudbury	708	708	0	708
Sudbury	DC/19/00895/FUL	30-05-2019	17 Market Hill, Sudbury, Suffolk, CO10 2EA	3	3	0	3

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Sudbury	DC/20/05830/FUL	13-09-2021	92 North Street, Sudbury, Suffolk, CO10 1RF	1	1	0	1
Sudbury	DC/21/05881/FUL	23-05-2022	Horse And Groom, 35 East Street, Sudbury, Suffolk, CO10 2TU	1	1	0	1
Sudbury	DC/22/00979/FUL	20-04-2022	Land Adjacent To, 34 Gaol Lane, Sudbury, CO10 1JL	6	6	0	6
Sudbury	DC/22/03602/FUL	06-10-2022	Building Rear Of Gaol Lane, Sudbury	2	2	0	2
Sudbury	DC/22/05570/FUL	21-12-2022	Land South of High Bank, Melford Road, Sudbury, CO10 1XU	4	4	0	4
Sudbury	DC/22/05777/FUL	19-01-2023	Ballingdon Trading Estate GTD, Middleton Road, Sudbury, Suffolk	4	4	0	4
Sudbury	DC/23/00631/FUL	19-04-2023	15 Broom Street, Great Cornard, Sudbury, Suffolk, CO10 0JT	1	1	0	1
Sudbury	DC/22/06247/FUL	19-05-2023	2 King Street, Sudbury, CO10 2EB	1	1	0	1
Sudbury	DC/23/02586/FUL	06-07-2023	2 King Street, Sudbury, CO10 2EB	1	1	0	1
Sudbury	DC/23/02339/FUL	13-07-2023	6 Gainsborough Street, Sudbury, Suffolk, CO10 2ET	2	2	0	2
Sudbury	DC/23/03011/FUL	15-08-2023	61 Cats Lane, Sudbury, Suffolk, CO10 2SQ	1	1	0	1
Sudbury	DC/23/02026/FUL	28-07-2023	28 Market Hill, Sudbury, Suffolk, CO10 2EN	1	1	0	1

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Sudbury	DC/23/02432/FUL	22-09-2023	10 Old Market Place, Sudbury, Suffolk, CO10 1TL	6	6	0	6
Sudbury	DC/23/03209/CUC MDW	31-08-2023	36 Cross Street, Sudbury, CO10 2DL	1	1	0	1
Sudbury	DC/23/03269/CBD W	04-09-2023	8 Cornard Road, Sudbury, CO10 2XA	1	1	0	1
Sudbury	DC/23/03449/FUL	29-11-2023	Belle Vue , Newton Road, Sudbury, Suffolk, CO10 2RG	2	2	0	2
Sudbury	DC/23/03855/FUL	08-12-2023	86 - 88 Friars Street, Sudbury, CO10 2AJ,	1	1	0	1
Sudbury	DC/23/03611/FUL	21-12-2023	High Bank Cottage, Melford Road, Sudbury, Suffolk, CO10 1XU,	0	0	1	1
Sudbury	DC/23/04964/RES	08-02-2024	Land At The Junction Of Church Street And, Friars Street, Sudbury, Suffolk	1	1	0	1
Sudbury	DC/22/04436/OUT	19-10-2023	The Dell, Newton Road, Sudbury, CO10 2RN	1	1	0	1
Sudbury	B /17/00247/FUL	09-06-2017	15 Market Hill, Sudbury, CO10 2EA	4	1	0	1
Sudbury	DC/17/06300/FUL	07-03-2018	Land Adjacent To 11 Weavers Lane, Sudbury, CO10 2EZ	1	0	1	1
Sudbury	DC/18/03814/FUL	25-01-2019	Land At Bulmer Road, Sudbury, Suffolk, CO10 2DA	2	1	0	1
Sudbury	DC/19/02315/FUL	06-11-2020	Land South Of High Bank, Melford Road,	5	4	1	5

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			Sudbury, Suffolk				
Sudbury	DC/19/02422/FUL	04-10-2019	Shaddock And Co Ltd Middleton Road , Sudbury , Suffolk , CO10 7LJ	2	0	2	2
Sudbury	DC/19/02975/FUL	15-11-2019	Kings Head , 53 Ballingdon Street , Sudbury , Suffolk , CO10 2BZ	2	1	1	2
Sudbury	DC/19/04509/FDW	14-11-2019	M J Bryant Electrical Limited Chilton Grove , Waldingfield Road , Sudbury , Suffolk CO10 0PR	3	1	0	1
Sudbury	DC/19/04892/FUL	18-03-2021	Victoria Hall/Conservative Club/New Hall, , 39 And 41 Prince Street/New Street, Sudbury, CO10 1HZ	7	0	7	7
Sudbury	DC/19/05097/FUL	09-01-2020	Land Between 12 And 18, Rochester Way, Sudbury, Suffolk, CO10 1LP	2	0	2	2
Sudbury	DC/20/02165/FUL	05-03-2021	Colwyn , Acton Lane , Sudbury , Suffolk , CO10 1QW	1	0	1	1
Sudbury	DC/21/00783/FUL	18-10-2023	12 North Street, Sudbury, Suffolk, CO10 1RB	4	3	1	4
Sudbury	DC/21/01241/OFD	20-04-2021	37 - 39 The Granary First Floor, Walnut Tree Lane, Sudbury, Suffolk, CO10 1BD	2	1	0	1

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
Sudbury	DC/21/01922/FUL	21-06-2021	Upper School Bungalows, Tudor Road, Sudbury, Suffolk	1	0	1	1
Sudbury	DC/21/02764/RES	01-09-2021	Chilton Woods Mixed Development To North Of, Woodhall Business Park, Sudbury, Suffolk	200	61	1	62
Sudbury	DC/21/04135/FUL	17-09-2021	Colwyn, Acton Lane, Sudbury, Suffolk, CO10 1QW	1	0	1	1
Sudbury	DC/21/04284/FUL	21-09-2021	6 New Street, Sudbury, Suffolk, CO10 1JB	1	0	1	1
Sudbury	DC/21/05883/FUL	16-12-2021	21 Friars Street, Sudbury, Suffolk, CO10 2AA	2	1	1	2
Sudbury	DC/22/00394/FUL	06-07-2022	53 Ballingdon Street, Sudbury, Suffolk, CO10 2BZ	2	1	1	2
Sudbury	DC/22/01058/FUL	06-04-2022	20 East Street, Sudbury, Suffolk, CO10 2TP	1	0	1	1
Sudbury	DC/22/02336/RES	02-12-2022	Chilton Woods Mixed Development To North Of, Woodhall Business Park, Sudbury, CO10 1PY	242	241	0	241
Sudbury	DC/22/02405/FUL	19-07-2022	49 North Street, Sudbury, Suffolk, CO10 1RD	1	0	1	1
Sudbury	DC/22/03340/OFD	15-08-2022	The Granary , 37 Walnut Tree Lane, Sudbury, Suffolk, CO10 1BD	1	0	1	1
Sudbury	DC/22/04904/FUL	29-11-2022	2 Market Hill, Sudbury, Suffolk, CO10 2EA	3	2	0	2

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
Sudbury	DC/23/00932/FUL	24-04-2023	Land South Of High Bank, Melford Road, Sudbury, CO10 1XU	5	0	5	5
Sudbury	DC/23/03943/FUL	17-10-2023	21 Landsdown Road, Sudbury, Suffolk, CO10 2QG,	1	0	1	1
Tattingstone	DC/18/03492/RES	04-10-2018	Land South West Of Mill Cottage, White Horse Hill, Tattingstone, Suffolk	1	0	1	1
Tattingstone	DC/22/03710/FUL	01-12-2022	Glenavon, The Heath, Tattingstone, Ipswich, IP9 2LX	4	3	1	4
Thorpe Morieux	DC/20/04564/OFD	02-12-2020	Old Hamlet Wine & Spice Company, Maltings Farm, Thorpe Morieux, IP30 0NG	1	1	0	1
Thorpe Morieux	DC/23/04952/AGDW	18-12-2023	Manor Farm, Lavenham Road, Thorpe Morieux, Suffolk	4	4	0	4
Thorpe Morieux	DC/21/01216/FUL	28-04-2021	Manor Farm, Lavenham Road, Thorpe Morieux, Suffolk	5	4	1	5
Thorpe Morieux	DC/21/02078/AGD	10-06-2021	Moat Farm, Bury Road, Thorpe Morieux, Suffolk, IP30 0NR	3	2	1	3
Thorpe Morieux	DC/21/05550/FUL	11-11-2021	Tye Barn , Almshouse Green , Thorpe Morieux , Bury St Edmunds , IP30 0NP	0	0	1	1
Thorpe Morieux	DC/22/00535/FUL	31-03-2022	Chapel Farm Barn , The Green, Thorpe	0	0	1	1

BDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Morieux, IP30 0NZ				
Wattisham	DC/19/03736/FUL	24-09-2019	Brick Kiln Cottage, , Hitcham Road, , Wattisham. , IP7 7LB	1	0	1	1
Wenham Magna	DC/21/04118/FUL	21-10-2021	Land East Of, Wenham Lane, Wenham Magna, Suffolk, CO7 6PJ	1	1	0	1
Wenham Magna	DC/21/04604/FUL	28-10-2021	Orchard House, Raydon Road, Wenham Magna, Suffolk, CO7 6QE	0	0	1	1
Whatfield	DC/23/01025/FUL	28-09-2023	Land North Of, The Street, Whatfield, Suffolk, ,	5	5	0	5
Wherstead	DC/20/00701/RES	29-09-2020	Klondyke Field , West Of Bourne Hill, Wherstead, Suffolk	75	17	1	18
Woolverstone	DC/20/03247/FUL	01-09-2023	Main Road, Woolverstone , Suffolk	22	22	0	22
Woolverstone	DC/20/01698/FUL	02-07-2020	Home Farm, Main Road, Woolverstone , Suffolk	2	1	1	2
Woolverstone	DC/23/04177/FUL	31-10-2023	Timbers, Cat House Lane, Woolverstone , Ipswich, Suffolk, IP9 1DQ,	0	0	1	1

Mid Suffolk

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
Akenham	DC/21/04047/AGDW	07-09-2021	Barley Lodge, Thurleston Lane, Akenham, Suffolk, IP1 6TQ	2	2	0	2
Akenham	DC/22/04824/AGDW	22-02-2023	Barley Lodge, Thurleston Lane, Akenham, IP1 6TQ	3	3	0	3
Ashbocking	DC/21/05821/FUL	17-12-2021	Red House Barns, Access Road From B1078 To The Red House, Ashbocking, Suffolk	4	0	3	3
Ashfield cum Thorpe	DC/18/01402/FUL	06-06-2018	Pear Tree Farm, The Street	1	0	1	1
Bacton	DC/17/03799/OUT	06-11-2020	Former Bacton Community Middle School, Wyverstone Road, Bacton , Stowmarket, IP14 4LH	50	50	0	50
Bacton	DC/21/04911/FUL	10-01-2022	South-West Side Garden Of The Bungalow , Church Road, Bacton, IP14 4LJ	1	1	0	1
Bacton	DC/23/00308/FUL	25-08-2023	The Bungalow, Church Road, Bacton, Stowmarket, Suffolk, IP14 4LJ,	1	1	0	1
Bacton	DC/19/02542/RES	10-02-2020	Land Off Wyverstone Road, Bacton, Stowmarket, Suffolk, IP14 4LQ	64	2	47	49
Bacton	DC/21/00641/RES	09-02-2022	Land To The East Of Turkeyhall Lane And To The North Of	51	0	51	51

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			North Close, Bacton				
Bacton	DC/21/01930/RES	20-08-2021	Land To The North Of, Church Road, Bacton, Suffolk	81	38	1	39
Bacton	DC/21/03292/FUL	31-03-2022	Land South Of Birch Avenue, Bacton, Suffolk, IP14 4NT	85	59	1	60
Bacton	DC/21/04779/RES	30-09-2022	Land On The West Side, Broad Road, Bacton, Suffolk	65	64	0	64
Bacton	DC/21/06766/FUL	22-02-2022	North-East Side Garden Of The Bungalow , Church Road, Bacton, IP14 4LJ	1	0	1	1
Bacton	DC/22/01189/RES	16-08-2022	Land Adjacent Oak Tree House, Kerrys Farm Lane, Bacton, Suffolk, IP14 4HL	1	0	1	1
Bacton	DC/23/01218/RES	25-05-2023	Land Adjacent To 1 Cow Green, Bacton, Suffolk	1	0	1	1
Badley	DC/23/01503/FUL	05-06-2023	Badley Bridge Barn, Badley Hill, Badley, Ipswich, Suffolk, IP6 8RJ	1	1	0	1
Badley	DC/23/01840/OUT	28-03-2024	Land Adjacent, Doveshill Cottage, Badley Hill, Badley, IP6 8RL,	1	1	0	1
Badley	DC/22/00153/LCE	09-03-2022	Land On The North Side Of, Stowmarket Road, Badley, Suffolk	5	0	5	5
Badwell Ash	DC/21/05515/OUT	14-12-2022	Land West Of,	8	8	0	8

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			The Street, Badwell Ash, Suffolk				
Badwell Ash	DC/23/05107/RES	22-03-2024	Land West Of, Richer Road, Badwell Ash, Bury St Edmunds, Suffolk, IP31 3EU,	14	14	0	14
Badwell Ash	DC/22/3207/FUL	12-07-2023	Land off Dovedale Close, Badwell Ash	3	3	0	3
Badwell Ash	DC/17/04849/FUL	25-05-2018	Land At The Broadway , Back Lane, Badwell Ash, IP31 3DR	13	12	1	13
Badwell Ash	DC/19/04020/FUL	07-11-2019	Land South of , Hill House and , Broadway Bungalow. , The Broadway. , Badwell ash. , IP31 3DR	1	0	1	1
Badwell Ash	DC/20/04785/RES	09-07-2021	Land North Of The Broadway, The Broadway, Badwell Ash , Suffolk IP31 3DR	33	0	9	9
Badwell Ash	DC/21/01752/FUL	08-09-2021	Broadway Bungalow, The Broadway, Badwell Ash, Bury St Edmunds, Suffolk, IP31 3DR	0	0	1	1
Badwell Ash	DC/22/05701/RES	28-04-2023	Land East Of, Hunston Road, Badwell Ash, Suffolk	52	51	1	52
Barham	DC/21/01457/RES	03-03-2023	Land North Of, Pesthouse Lane, Barham, Suffolk	20	20	0	20
Barham	DC/22/05501/RES	20-04-2023	Land Opposite Wheatcrofts ,	2	2	0	2

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			The Street, Horham, IP21 5DX,				
Barham	DC/23/03689/FUL	27-09-2023	Land Rear Of 1 Hall Farm Cottages, Norwich Road, Barham, Ipswich, Suffolk, IP6 0PA	2	2	0	2
Barham	DC/23/03569/FUL	20-03-2024	Barham And Claydon Surgery, Kirby Rise, Barham, Ipswich, Suffolk, IP6 0AS,	8	8	0	8
Barham	DC/22/00799/RES	08-09-2022	Land Adjacent Thornley, The Crescent, Barham, Suffolk	5	0	5	5
Barham	DC/22/03231/RES	20-03-2023	Land North West Of, Church Lane, Barham, Suffolk	269	268	1	269
Barham	DC/22/03266/RES	28-09-2022	Green Farm, Barham Green, Barham, Ipswich, Suffolk, IP6 0QF	2	1	1	2
Barham	M /0928/17/FUL	29-03-2018	Land Off, Norwich Road, Barham, Suffolk	10	0	1	1
Barking	DC/23/04464/RES	23-11-2023	Land At, Battisford Road, Barking, Suffolk	1	1	0	1
Barking	DC/19/05393/RES	03-01-2020	Land On The South Side Of Needham Road, Barking, Suffolk	5	0	1	1
Barking	DC/21/00193/RES	12-04-2021	Land To The North Of, 1 Tye Green, Barking, Ipswich,	9	3	6	9

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Suffolk, IP6 8HT				
Barking	M /1215/17/FUL	18-01-2018	Ashburnham Farm, Needham Road, Barking, IP6 8HJ	1	0	1	1
Battisford	DC/18/03787/FUL	30-03-2021	Battisford Hall Barns , Battisford Hall, Church Road, Battisford	5	5	0	5
Battisford	DC/23/05144/OUT	22-12-2023	2 School House, Straight Road, Battisford, Stowmarket, Suffolk, IP14 2HR,	2	2	0	2
Battisford	DC/23/05432/FUL	30-01-2024	Stoke Farm, Stoke Farm Drive, Battisford, Stowmarket, Suffolk, IP14 2NA,	1	1	0	1
Battisford	DC/21/03639/FUL	21-12-2021	Manor Farm, Church Road, Battisford, Suffolk, IP14 2HE	6	2	0	2
Battisford	DC/22/02725/AGD	21-07-2022	David Upson Produce, Unit 2, Stoke Farm Drive, Battisford, Suffolk	5	0	5	5
Battisford	M /2314/09/FUL	07-10-2009	Barns at Baker's Farm, Straight Road	3	1	1	2
Battisford	DC/23/02411/FUL	10-08-2023	Laurel Cottage, Hascot Hill, Battisford, Stowmarket, Suffolk, IP14 2HJ	0	0	1	1
Battisford	DC/22/05074/FUL	06-09-2023	David Upson Produce, Stoke Farm Drive, Battisford, Stowmarket, Suffolk, IP14 2NA	2	1	1	2

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
Baylham	DC/23/04288/AGDW	06-11-2023	Barn At White Wheat Farm, Upper Street, Baylham, Ipswich, Suffolk, IP6 8JR	1	1	0	1
Bedfield	DC/22/03149/FUL	17-03-2023	Barn At Bedfield House, Earl Soham Road, Bedfield, Woodbridge, Suffolk, IP13 7EF	1	1	0	1
Bedfield	DC/23/03499/FUL	23-02-2024	Willow Croft, Long Green, Bedfield, Woodbridge, Suffolk, IP13 7JD	7	7	0	7
Bedfield	DC/21/06226/FUL	19-05-2023	Edale, Southolt Road, Long Green, Bedfield, IP13 7JE	1	1	0	1
Bedfield	DC/22/02024/FUL	19-05-2023	Edale, Southolt Road, Long Green, Bedfield, IP13 7JE	1	1	0	1
Bedfield	DC/20/04727/FUL	16-12-2020	Home Farm, Earl Soham Road, Bedfield, Woodbridge, IP13 7EE	2	1	1	2
Bedfield	DC/21/03606/FUL	20-08-2021	Home Farm, Earl Soham Road, Bedfield, Suffolk, IP13 7EE	7	6	1	7
Bedingfield	DC/20/05512/FUL	15-04-2021	Old Station Yard, Eye Road, Kenton, Suffolk, (Part In The Parish Of Bedlingfield)	3	2	1	3
Beyton	DC/21/04987/OUT	18-08-2023	Land On The South Side Of, Bury Road, Beyton, Suffolk, IP30 9AB	14	14	0	14

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Beyton	DC/23/03366/FUL	24-10-2023	Land Adjacent To York House, The Green, Beyton, Bury St Edmunds, Suffolk, IP30 9AD	1	1	0	1
Beyton	DC/23/04319/FUL	10-11-2023	Land To The East Of The Grange, Tostock Road, Beyton, Suffolk	1	1	0	1
Beyton	DC/19/00782/FUL	08-04-2019	Land Adj Guerdon Cottage, Drinkstone Road, Beyton, Suffolk	4	0	1	1
Beyton	DC/19/02829/FUL	07-08-2019	Beyton Nurseries , Tostock Road, Beyton, Bury St Edmunds , Suffolk IP30 9AG	9	8	1	9
Beyton	DC/19/05050/FUL	22-01-2020	Nursery House , Tostock Road, Beyton, Bury St Edmunds , Suffolk IP30 9AG	1	0	1	1
Beyton	M /2638/16/FUL	31-08-2016	Land to the east of The Grange, Tostock Road	2	0	2	2
Botesdale	DC/23/01110/FUL	02-05-2023	Former Concrete Hardstanding , Chapel Lane, Botesdale, IP22 1DT	4	4	0	4
Botesdale	DC/23/02856/FUL	06-10-2023	Grove View Workshop, The Common, Botesdale, IP22 1LH	1	1	0	1
Botesdale	DC/18/04643/FUL	12-12-2018	Sunnyholme, The Street, Botesdale, Diss,	1	0	1	1

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Suffolk, IP22 1BX				
Botesdale	DC/19/05152/RES	28-05-2020	Land At Back Hills, Botesdale, Suffolk, IP22 1DW	40	5	7	12
Botesdale	DC/20/02265/AGDW	29-07-2020	Grove View Workshop, The Common, Botesdale, Diss, Suffolk, IP22 1HN	1	0	1	1
Botesdale	DC/20/03098/RES	25-11-2021	Land South of Diss Road Street, Botesdale, IP22 1DA	69	65	1	66
Bramford	DC/20/05586/FUL	24-03-2022	Cock Inn, The Street, Bramford, Ipswich, Suffolk, IP8 4DU	1	1	0	1
Bramford	DC/21/01564/RES	09-06-2022	Land Adjacent To Clarice House Leisure Club, Bramford Road, Bramford, Ipswich, Suffolk, IP8 4AZ	10	10	0	10
Bramford	DC/21/04036/FUL	10-12-2021	Carlton, 1 Bullen Lane, Bramford, Suffolk, IP8 4JD	0	0	0	0
Bramford	DC/23/02619/FUL	25-07-2023	Carlton, 1 Bullen Lane, Bramford, Suffolk, IP8 4JD	0	0	0	0
Bramford	DC/21/06463/OUT	02-10-2023	The Spinney, Bullen Lane, Bramford, Suffolk, IP8 4JH	2	2	0	2
Bramford	DC/17/04304/PRN	19-10-2017	Rushbrook House, Paper Mill Lane, Bramford, IP8 4DE	6	1	5	6
Bramford	DC/21/01220/RES	09-12-2021	Land East Of The Street And Loraine	190	136	13	149

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Way , Bramford, Ipswich, IP8 4NS				
Bramford	DC/21/05669/RES	26-05-2022	Land To The South Of, Fitzgerald Road, Bramford, Suffolk	115	103	0	103
Bramford	M /0156/17/RES	14-07-2017	Land adjacent to , Bramford Playing Field, , The Street	130	9	16	25
Brundish	DC/19/02790/FUL	13-09-2019	Valley Farm , The Street , Brundish , Woodbridge , Suffolk , IP13 8BP	0	0	0	0
Brundish	DC/22/03633/FUL	15-09-2022	1 Dairy Row, Brundish, Woodbridge, Suffolk, IP13 8DF	1	1	0	1
Buxhall	DC/21/05938/AGD W	22-12-2021	Barn At Fasbourn Farm, Valley Lane, Buxhall, Suffolk, IP14 3EB	1	0	1	1
Buxhall	M /0097/04/FUL	10-05-2004	Fenn Hall Farm	2	1	1	2
Buxhall	DC/20/01243/FUL	10-08-2020	Buxhall Vale, Purple Hill, Buxhall, IP14 3DH,	1	0	1	1
Claydon	DC/18/00861/OUT	23-04-2021	Land To The East Of, Ely Road, Claydon, Suffolk	67	67	0	67
Claydon	DC/23/01661/FUL	01-06-2023	High House Farm, Church Lane, Claydon, Ipswich, Suffolk, IP6 0EN	2	2	0	2
Claydon	DC/18/03846/FUL	13-11-2019	Land At Church Lane, Claydon, IP6 0EJ	1	0	1	1
Claydon	DC/20/00674/FUL	05-11-2020	Land North East Of, Exeter Road, Claydon, Suffolk	9	6	1	7

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Claydon	M /0842/15/FUL	06-05-2015	High House Farm, Church Lane	5	4	1	5
Coddenham	DC/23/04323/FUL	23-11-2023	Grain Store, Old Hall Farm, Shrubland Park Estate, Coddenham , IP6 9QQ	2	2	0	2
Coddenham	DC/20/02460/FUL	23-10-2020	Dukes Head Inn, High Street, Coddenham, Ipswich, Suffolk, IP6 9PN	1	0	1	1
Combs	DC/21/02669/RES	29-05-2020	Jockeys Hall, Jockeys Lane, Combs, Stowmarket, Suffolk, IP14 2NH	3	3	0	3
Combs	DC/22/00031/FUL	04-03-2022	Land South Of, Little London, Combs, Suffolk	1	1	0	1
Combs	DC/22/05275/AGDW	21-12-2022	Moat Farm, Bildeston Road, Combs, Stowmarket, Suffolk, IP14 2LF	1	1	0	1
Combs	DC/20/02197/FUL	13-10-2020	Pole Barn, Church Road, Combs , Suffolk, IP14 2EH	1	0	1	1
Combs	DC/21/05626/RES	11-05-2022	Land West Of, Tannery Road, Combs, Suffolk	8	0	1	1
Combs	DC/21/06243/FUL	28-01-2022	Land At, Moats Tye, Combs, Suffolk, IP14 2EY	1	0	1	1
Combs	DC/22/01019/RES	25-05-2022	Land North Of, Bildeston Road, Combs, Suffolk	9	0	9	9
Combs	DC/22/04457/FUL	21-11-2022	Holy Oak Farm, Church Road, Combs,	1	0	1	1

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Stowmarket, Suffolk, IP14 2EH				
Combs	DC/23/03460/FUL	19-09-2023	Land Adjacent The Gardeners Arms, Moats Tye, Combs, Stowmarket, Suffolk, IP14 2EZ	1	0	1	1
Cotton	DC/21/05954/FUL	21-12-2021	Barn 1, Hempnalls Farm, Willow Lane, Cotton, Suffolk, IP14 4QN	1	1	0	1
Cotton	DC/19/01572/FUL	06-06-2019	Land Adjacent To Brookside , Mendlesham Road, Cotton, Stowmarket, IP14 4RE	1	0	1	1
Cotton	DC/21/00188/FUL	06-04-2021	The Hayshed, Cotton Hall, Cotton, Stowmarket, Suffolk, IP14 4QE	1	0	1	1
Cotton	DC/22/01007/FUL	21-04-2022	3 Stonham Road, Cotton, Suffolk, IP14 4RG	1	0	1	1
Creting St Mary	DC/21/03014/FUL	24-08-2021	Land Adjacent To Highfields, All Saints Road, Creting St Mary, Suffolk, IP6 8NG	1	1	0	1
Creting St Mary	DC/21/05353/FUL	14-09-2022	Land Adjacent Red House Farm, All Saints Road, Creting St Mary, IP6 8PW	1	1	0	1
Creting St Mary	DC/22/03428/RES	30-09-2022	Land Adjacent To Whiston, All Saints Road, Creting St Mary,	1	1	0	1

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Ipswich, Suffolk, IP6 8PJ				
Creeping St Mary	DC/22/03743/FUL	22-09-2022	Field Adjacent Hill View, Green Lane, Creeping St Mary, Suffolk	1	1	0	1
Creeping St Mary	DC/22/04777/FUL	18-11-2022	Creeping Hills Farm, Creeping Hills, Creeping St Mary, Ipswich, Suffolk	1	1	0	1
Creeping St Mary	DC/22/05603/RES	03-03-2023	Land At Grange Farm, All Saints Road, Creeping St Mary, Ipswich, Suffolk, IP6 8NG	2	2	0	2
Creeping St Mary	DC/22/06401/FUL	20-02-2023	Field Adjacent Hill View, Green Lane, Creeping St Mary, IP14 5DS	1	1	0	1
Creeping St Mary	DC/18/05612/RES	08-08-2019	J Breheny Contractors Ltd Flordon Road, Creeping St Mary , Ipswich , Suffolk IP6 8NH	52	0	26	26
Creeping St Mary	DC/19/00301/FUL	07-05-2020	Land North East Of, Flordon Road, Creeping St Mary, Suffolk	3	2	1	3
Creeping St Mary	DC/19/04740/FUL	25-11-2019	Land adjacent to 1 , Red House , , All Saints Road , , Creeping St Mary , , Suffolk	1	0	1	1
Creeping St Mary	DC/20/03344/FUL	03-11-2020	Eric's Field, Flordon Road, Creeping St Mary, Ipswich,	1	0	1	1

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Suffolk, IP6 8NJ				
Creeting St Mary	DC/21/01030/FUL	19-04-2021	Barn At Maltings Farm, Norwich Road, Creeting St Mary, Ipswich, IP6 8PE	1	0	1	1
Creeting St Mary	DC/21/02945/RES	14-07-2021	Kenzel, Creeting Bottoms, Creeting St Mary, IP6 8PH	2	1	1	2
Creeting St Mary	DC/21/03030/FUL	30-09-2021	Land Near Highfield, All Saints Road, Creeting St Mary, Suffolk, IP6 8NG	1	0	1	1
Creeting St Mary	DC/21/04780/FUL	27-10-2021	Land To The North Of, All Saints Road, Creeting St Mary, Suffolk	3	0	3	3
Creeting St Mary	DC/21/04898/FUL	22-09-2022	Land North Of Lyndale Lodge , All Saints Road, Creeting St. Mary, Ipswich, IP6 8PW	1	0	1	1
Creeting St Mary	DC/22/00079/FUL	01-03-2022	Land Rear Of The Laurels, Flordon Road, Creeting St Mary, Suffolk	1	0	1	1
Creeting St Mary	DC/22/02924/RES	23-12-2022	Land Off, Jacks Green Road, Creeting St Mary	43	29	14	43
Creeting St Mary	DC/22/03441/AGD	17-08-2022	Land Adjacent To Lyndale Lodge, All Saints Road, Creeting St Mary, Ipswich,	1	0	1	1

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Suffolk, IP6 8PW				
Creeting St Mary	DC/22/03462/FUL	13-09-2022	Riverside Barn, Kettle Lane, Creeting St Mary, Ipswich, Suffolk, IP6 8LL	0	0	1	1
Creeting St Mary	DC/23/00024/RES	10-03-2023	Orchard Haven, All Saints Road, Creeting St Mary, Ipswich, Suffolk, IP6 8PJ	2	0	2	2
Creeting St Mary	DC/23/03307/RES	02-01-2024	Plot Adjoining The Oaklands, Flordon Road, Creeting St Mary, Suffolk,	3	2	1	3
Creeting St Peter	DC/23/04176/AGDW	29-11-2023	Clamp Farm, Mill Lane, Creeting St Peter, Suffolk	5	5	0	5
Crowfield	DC/20/02093/AGDW	18-09-2020	Barn A, Buildings And Yard At Brook Hall Farm, Church Road, Crowfield, Suffolk	2	2	0	2
Crowfield	DC/22/00958/FUL	09-12-2022	Brook Hall Farm Buildings , Church Road, Crowfield, IP6 9TG	3	3	0	3
Debenham	DC/20/02129/FUL	15-06-2022	Land South East Of, Low Road, Debenham, Suffolk	18	18	0	18
Debenham	DC/21/03315/OUT	10-11-2022	Land Between The Butts And, Little London Hill, Debenham, Suffolk	4	4	0	4
Debenham	DC/21/06089/FUL	12-01-2022	55 Gracechurch Street,	1	1	0	1

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Debenham, Suffolk, IP14 6RQ				
Debenham	DC/22/01968/AGD	06-06-2022	Building Adjacent To Maltings Farm, Low Road, Debenham, IP14 6BJ	3	3	0	3
Debenham	DC/22/03965/AGD	29-09-2022	Agricultural Building Adjacent Hill House Barn, Thorpe Lane, Debenham, Stowmarket, Suffolk, IP14 6NF	1	1	0	1
Debenham	DC/23/00075/FUL	14-03-2023	Cooks Retreat, 10 Cross Green, Debenham, Stowmarket, Suffolk, IP14 6RW	1	1	0	1
Debenham	DC/23/03669/OUT	29-09-2023	8 Gracechurch Street, Debenham, Stowmarket, Suffolk, IP14 6RA	1	1	0	1
Debenham	DC/23/03448/FUL	06-10-2023	Hill House Barn, Thorpe Lane, Debenham, Stowmarket, Suffolk, IP14 6NF	3	3	0	3
Debenham	DC/23/03887/FUL	02-11-2023	Poplar Hall Barn, Low Road, Debenham, Stowmarket, Suffolk, IP14 6BS,	1	1	0	1
Debenham	DC/20/01943/RES	21-08-2020	Land Between , The Butts And Little London Hill Debenham , Suffolk	8	2	1	3
Debenham	DC/20/02021/FUL	25-06-2020	55 Gracechurch Street, Debenham, Stowmarket,	1	0	1	1

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Suffolk, IP14 6RQ				
Debenham	DC/21/02982/FUL	15-11-2022	Land East Of, Aspall Road, Debenham, Suffolk, IP14 6QA	54	34	1	35
Debenham	DC/21/03203/FUL	04-08-2021	10 Ipswich Road, Debenham, Suffolk, IP14 6LB	1	0	1	1
Debenham	DC/21/03981/AGDW	02-09-2021	Land At Mill Farm, Kenton Road, Debenham, Suffolk	1	0	1	1
Debenham	DC/23/04812/FUL	08-01-2024	Pages Mill, Kenton Road, Debenham, IP14 6LA	0	0	1	1
Debenham	DC/21/04754/OUT	07-08-2023	White Hall Barn, Stowmarket Road, Debenham, IP14 6BU	2	2	0	2
Drinkstone	DC/21/04008/RES	22-09-2021	Abbots Lodge, The Street, Drinkstone, IP30 9SX	1	1	0	1
Drinkstone	DC/23/02725/FUL	18-08-2023	The Meade, Beyton Road, Drinkstone, Bury St Edmunds, Suffolk, IP30 9SS	1	1	0	1
Drinkstone	DC/23/05427/FUL	21-03-2024	Threeways, Rattlesden Road, Drinkstone, Bury St Edmunds, Suffolk, IP30 9TL	1	1	0	1
Drinkstone	DC/20/05790/RES	28-01-2021	Land West Of The Street, Drinkstone, Suffolk	1	0	1	1
Drinkstone	DC/21/00735/RES	12-04-2021	Land On The North Side Of Shortgate, Beyton Road, Drinkstone, Suffolk	2	1	1	2
Drinkstone	DC/22/06196/FUW	12-06-2023	Land Adjacent To Abbots Lodge, The Street,	1	0	1	1

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Drinkstone, Bury St Edmunds, Suffolk, IP30 9SX				
Elmswell	DC/20/01677/OUT	21-01-2021	Land To The West Of The Former Bacon Factory, Elmswell	65	65	0	65
Elmswell	DC/20/01999/FUL	21-07-2020	Land North Of Dagwood Farm, Ashfield Road, Elmswell, Bury St Edmunds, Suffolk, IP30 9HJ	1	1	0	1
Elmswell	DC/20/05686/FUL	11-02-2021	Kiln Farm Guest House, Kiln Lane, Elmswell, Bury St Edmunds, Suffolk, IP30 9QR	1	1	0	1
Elmswell	DC/21/06401/OUT	20-01-2022	Beech Glade, 106 Bennett Avenue, Elmswell, Suffolk, IP30 9EY	1	1	0	1
Elmswell	DC/22/03998/RES	07-11-2022	Land To The East Of, Oak Lane, Elmswell, IP30 9HH	9	9	0	9
Elmswell	DC/22/04125/OUT	21-11-2022	Land Opposite 3 Rose Lane, Elmswell, Bury St Edmunds, Suffolk, IP30 9EB	1	1	0	1
Elmswell	DC/22/04783/FUL	02-12-2022	Willow Farm, Ashfield Road, Elmswell, Bury St Edmunds, Suffolk, IP30 9HG	4	4	0	4
Elmswell	DC/23/00540/FUL	29-03-2023	Caravan At, Site Of Former Half Acre, Grove Lane,	0	0	0	0

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Elmswell, IP30 9HN				
Elmswell	DC/23/02966/OUT	24-08-2023	Land Adjacent To The Stables, Station Road, Elmswell, Bury St Edmunds, Suffolk, IP30 9HA	1	1	0	1
Elmswell	DC/23/03597/FUL	13-10-2023	White House Barns, Ashfield Road, Elmswell, Suffolk	5	5	0	5
Elmswell	DC/23/04988/RES	12-12-2023	White House Barns, Ashfield Road, Elmswell, IP30 9GY	6	6	0	6
Elmswell	DC/23/02238/FUL	27-10-2023	Ten Ten, Kiln Lane, Elmswell, IP30 9QR,	1	1	0	1
Elmswell	DC/18/01679/RES	25-10-2018	Land adjacent to Wetherden Road, Elmswell, IP10 9DG	240	18	3	21
Elmswell	DC/18/02826/FUL	15-08-2018	Orchard House And Woodstock, Ashfield Road, Elmswell, Bury St Edmunds, Suffolk, IP30 9HJ	2	0	2	2
Elmswell	DC/18/04267/RES	26-06-2019	Land To The East Of, Borley Crescent, Elmswell, Suffolk	60	0	13	13
Elmswell	DC/19/02495/RES	09-07-2020	Land To The East Of Ashfield Road , Elmswell, IP30 9HG	106	0	37	37
Elmswell	DC/19/05810/FUL	06-02-2020	Land At Kiln Farm Cottage, Kiln Lane, Elmswell, Bury St Edmunds,	3	0	1	1

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Suffolk, IP30 9QR				
Elmswell	DC/20/01999/FUL	21-07-2020	Land North Of Dagwood Farm, Ashfield Road, Elmswell, Bury St Edmunds, Suffolk, IP30 9HJ	1	0	1	1
Elmswell	DC/20/05052/RES	14-04-2021	Hedgerows, Grove Lane, Elmswell, Bury St Edmunds	2	1	1	2
Elmswell	DC/21/04470/FUL	05-10-2021	Silver Birches, Church Road, Elmswell, Suffolk, IP30 9DU	1	0	1	1
Elmswell	DC/21/05976/FUL	06-01-2022	Hedgerows, Grove Lane, Elmswell, Suffolk, IP30 9HN	3	1	1	2
Elmswell	DC/21/06611/FUL	01-02-2022	Land To The Rear Of Woodstock And Orchard House, Ashfield Road, Elmswell, Bury St Edmunds, IP30 9HJ	2	1	1	2
Elmswell	DC/22/01615/RES	05-08-2022	Land To The North And West Of, School Road, Elmswell, Suffolk	86	19	1	20
Elmswell	DC/22/02641/FUL	21-07-2022	The Old Granary Adj Ten Ten, Kiln Lane, Elmswell, Bury St Edmunds, Suffolk, IP30 9QR	1	0	1	1
Elmswell	M /3918/15/RES	02-06-2016	Former Grampian/Harris Factory, St. Edmund Drive	184	38	5	43
Elmswell	DC/22/03966/RES	12-05-2023	Land To The West Of The Former	65	64	1	65

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Bacon Factory, Elmswell				
Elmswell	DC/23/01326/RES	15-05-2023	Holly Lodge, Cross Street, Elmswell, Bury St Edmunds, Suffolk, IP30 9DR	1	0	1	1
Elmswell	DC/23/03849/FUL	03-11-2023	Building At Royston Farm, Kiln Lane, Elmswell, IP30 9QR	1	0	1	1
Elmswell	DC/23/02238/FUL	27-10-2023	Ten Ten, Kiln Lane, Elmswell, IP30 9QR,	1	0	1	1
Eye	DC/21/04401/OUT	24-08-2022	30 Wellington Road, Eye, Suffolk, IP23 7BE	8	8	0	8
Eye	DC/21/05942/FUL	23-09-2022	Land North Of, Wellington Road, Eye, Suffolk	7	7	0	7
Eye	DC/22/01929/FUL	17-06-2022	6 Church Street, Eye, Suffolk, IP23 7BD	1	1	0	1
Eye	DC/22/02544/FUL	14-07-2022	Land Rear Of 27 Magdalen Street, Eye, Suffolk, IP23 7AJ	1	1	0	1
Eye	DC/22/02835/AGD	16-09-2022	Building At , Bullocks Hill Farm , Strabroke, Eye, Suffolk	2	2	0	2
Eye	DC/22/03828/FUL	21-10-2022	The Vine Church, Church Street, Eye, Suffolk	1	1	0	1
Eye	DC/22/04147/FUL	02-12-2022	12 Broad Street, Eye, Suffolk, IP23 7AF	1	1	0	1
Eye	DC/22/04149/FUL	11-01-2023	Barn, Cross Street,	1	1	0	1

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Eye, Suffolk				
Eye	DC/22/04071/FUL	16-06-2023	Junedale, Chapel Lane, Stoke Ash, Eye, Suffolk	1	1	0	1
Eye	DC/17/05440/FUL	16-04-2018	Land Between Broad Street And Dove Lane, Eye	4	0	1	1
Eye	DC/18/02097/FUL	02-08-2018	Eye Library, Buckshorn Lane, Eye, Suffolk, IP23 7AZ	2	0	2	2
Eye	DC/19/00091/FUL	11-04-2019	Cookley Farm, Hoxne Road, Eye, Suffolk, IP23 7NP	2	0	2	2
Eye	DC/19/03728/FUL	24-09-2019	Land To The Rear Of , 27-29 Magdalen Street , Eye , IP23 7AJ	1	0	1	1
Eye	DC/20/01537/FUL	30-07-2020	Former Paddock House Care Home, Wellington Road, Eye, Suffolk, IP23 7BE	16	15	1	16
Eye	DC/20/04067/RES	12-04-2022	Land At Eye Airfield, Castleton Way, Eye, Suffolk	15	4	3	7
Eye	DC/21/00609/RES	10-03-2022	Land To The South Of Eye Airfield, And North Of Castleton Way , Eye	138	114	0	114
Eye	DC/22/03924/FUL	21-10-2022	Clay Barn, Thrandeston Road, Mellis, Eye, Suffolk, IP23 8DR	1	0	1	1

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Eye	DC/22/04791/FUL	17-11-2022	Home Farm, Neaves Lane, Stradbroke, Eye, Suffolk, IP21 5JS	1	0	1	1
Eye	DC/22/04881/FUL	05-12-2022	Land North Of, Wellington Road, Eye, Suffolk	4	1	3	4
Eye	DC/22/05708/FUL	12-01-2023	Veldon, Wilby Road, Stradbroke, Eye, Suffolk, IP21 5JN	1	0	1	1
Eye	DC/23/02925/FUL	13-09-2023	Land, Langton Grove, Eye, Suffolk	2	1	1	2
Felsham	DC/21/06252/AGD W	13-01-2022	Brindlewood, Dakings Lane, Felsham, Suffolk, IP30 0QW	2	2	0	2
Felsham	DC/23/03662/FUL	09-11-2023	Brindlewood, Dakings Lane, Felsham, Bury St Edmunds, Suffolk, IP30 0QW	1	1	0	1
Felsham	DC/22/01043/FUL	13-04-2022	The Old Barn , Cockfield Road, Felsham, Suffolk, IP30 0HP	1	0	1	1
Finningham	DC/23/01226/FUL	16-06-2023	Ivy Place, Wickham Road, Finningham, Stowmarket, Suffolk, IP14 4HT	0	0	0	0
Finningham	DC/17/06190/FUL	11-12-2019	Green Farm , Wickham Road , Finningham , Stowmarket , Suffolk , IP14 4HT	14	13	1	14
Finningham	DC/19/03437/RES	05-09-2019	Land South Side Of Westhorpe Road ,	6	1	0	1

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Finningham , Stowmarket , Suffolk , IP14 4TW				
Finningham	DC/21/06813/RES	11-02-2022	Meadowbank Farm, Westhorpe Road, Finningham, Suffolk, IP14 4TW	1	0	1	1
Finningham	M /1030/13/FUL	17-06-2013	Elmer Farm, Walsham Road	1	0	1	1
Framsden	DC/22/03389/AGD	02-09-2022	Agricultural Barn, Red House Farm, Otley Road, Framsden, IP14 6HU	1	1	0	1
Framsden	DC/22/03270/FUL	30-09-2022	Red House Barns, Red House Farm, Otley Road, Framsden, Stowmarket, Suffolk, IP14 6HU	3	2	1	3
Framsden	DC/22/05322/FUL	15-02-2023	Red House Farm, Otley Road, Framsden, Stowmarket, Suffolk, IP14 6HU	1	0	1	1
Fressingfield	DC/19/05352/FUL	10-03-2020	South View, New Street, Fressingfield, Eye, Suffolk, IP21 5PJ	1	1	0	1
Fressingfield	DC/21/05271/FUL	12-05-2022	Granary Barn At Chippenhall Hall, Laxfield Road, Fressingfield, Suffolk, IP21 5TD	1	1	0	1
Fressingfield	DC/22/05736/FUL	28-02-2023	Land Adjoining School Lane Opposite Fressingfield Baptist Church, Fressingfield, IP21 5RU	2	2	0	2

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Fressingfield	DC/23/01350/FUW	11-05-2023	The Granary, Willow House, Harleston Road, Fressingfield, Eye, Suffolk, IP21 5PE	1	1	0	1
Fressingfield	DC/20/01820/FUL	14-09-2021	Land South West Of, School Lane, Fressingfield, Suffolk	12	0	5	5
Fressingfield	DC/20/03457/RES	02-08-2021	Land And Buildings At Red House Farm, Priory Road, Fressingfield, Suffolk	28	27	1	28
Gedding	DC/20/02718/FUL	28-08-2020	Grange Farm , Drinkstone Road , Gedding , Suffolk , IP30 0QE	1	0	1	1
Gislingham	DC/17/06092/RES	01-06-2018	Land On The South Side Of, Thornham Road, Gislingham, IP23 8HP	40	0	21	21
Gislingham	M /0067/16/FUL	05-04-2016	(Adjacent Home Farm) Waters Edge, Little Green, Mill Street, Gislingham	3	0	1	1
Gosbeck	DC/21/03553/AGDW	18-08-2021	The Machinery Store, Fellows Farm, Kings Lane, Gosbeck, Suffolk, IP6 9TS	1	1	0	1
Gosbeck	DC/21/05455/FUL	13-05-2022	Fellows Farm, Kings Lane, Gosbeck, Suffolk, IP6 9TS	1	1	0	1
Gosbeck	DC/23/03862/FUL	12-10-2023	Rectory Cottage, Cooper Road, Gosbeck, Ipswich, Suffolk, IP6 9SN,	0	0	0	0

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Gosbeck	DC/22/02102/FUL	06-07-2022	Commercial Buildings, Greenway Farm, Ipswich Road, Gosbeck, Ipswich, Suffolk, IP6 9SG	1	0	1	1
Gosbeck	DC/23/01257/FUL	12-06-2023	Ryes Farm, Pettaugh Lane, Gosbeck, Ipswich, Suffolk, IP6 9SF	1	0	1	1
Great Blakenham	DC/22/01433/RES	29-07-2022	Land South Of, Chalk Hill Lane, Great Blakenham, IP6 0NA	8	7	0	7
Great Bricett	DC/21/03080/RES	30-07-2021	Land Adjacent To Base Garage, Lower Farm Road, Great Bricett, Suffolk	2	1	0	1
Great Bricett	DC/21/05516/FUL	18-02-2022	Land Adjoining The Brambles, The Street, Great Bricett, Suffolk	1	0	1	1
Great Bricett	DC/22/05545/FUL	26-04-2023	Land Adj 6 Woodland Valley, Great Bricett, Ipswich, Suffolk, IP7 7DT	1	0	1	1
Great Finborough	DC/17/04199/FUL	21-11-2017	The Cottage, High Road	1	0	1	1
Great Finborough	DC/21/02353/RES	11-06-2021	Willowmere, Combs Lane, Great Finborough, Stowmarket, Suffolk, IP14 3BN	1	0	1	1
Great Finborough	DC/21/06593/FUL	27-01-2022	Maricks, Valley Lane, Great Finborough, Suffolk, IP14 3BE	1	0	1	1
Great Finborough	DC/22/04867/RES	21-12-2022	Land Rear Of East House, High Road, Great	4	3	1	4

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			Finborough, IP14 3AQ				
Harleston	DC/21/04444/AGDW	12-11-2021	Harleston Hall Barn, Haughley Road, Harleston, Suffolk, IP14 3JQ	1	1	0	1
Harleston	DC/22/04845/FUL	21-11-2022	Land Adj Harleston Hall Barn, Haughley Road, Harleston, IP14 3JQ	1	1	0	1
Haughley	DC/21/03671/AGDW	20-08-2021	Woodside Farm, Shepherds Lane, Haughley, Suffolk, IP14 3QE	5	5	0	5
Haughley	DC/23/03039/FUL	24-08-2023	Woodside Farm, Shepherds Lane, Haughley, IP14 3QE	4	4	0	4
Haughley	DC/23/05654/AGDW	30-12-2023	Old Hall Farm, Haughley Green, Haughley, Stowmarket, Suffolk, IP14 3RR,	1	1	0	1
Haughley	DC/19/05627/RES	04-03-2020	Land To The West Of, Fishponds Way, Haughley, Suffolk	65	4	2	6
Haughley	DC/19/05958/RES	29-04-2020	Land East Of King George's Field , Green Road, Haughley, IP14 3RA	98	12	3	15
Haughley	DC/22/00762/FUL	12-04-2022	Fieldwood House , Haughley Green, Haughley, Suffolk, IP14 3RQ	1	0	1	1
Haughley	DC/22/00924/FUL	12-05-2022	Gospel Hall And Bungalow , Haughley	1	0	1	1

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			Green, Haughley, Suffolk, IP14 3RR				
Haughley	DC/22/01654/FUL	23-05-2022	Barn At Panorama, Foxes Lane, Mendham, Suffolk, IP20 0PE	1	0	1	1
Haughley	DC/22/02822/FUL	27-07-2022	Fieldwood House, Haughley Green, Haughley, Stowmarket, Suffolk, IP14 3RQ	1	0	1	1
Helmingham	DC/20/02271/FUL	27-08-2020	Helmingham Church Hall Ipswich Road , Helmingham , IP14 6EQ	1	0	1	1
Hemingstone	DC/23/04479/AGD W	13-11-2023	Primrose Hill Farm, Main Road, Hemingstone, Ipswich, Suffolk, IP6 9RL	1	1	0	1
Henley	DC/19/03632/FUL	22-11-2019	barn, , damerons farm, , main road, , henley.	1	0	1	1
Henley	DC/21/04039/RES	15-12-2021	Land On The South Side Of, Ashbocking Road, Henley, Suffolk	11	1	5	6
Hinderclay	DC/21/06207/AGD W	11-01-2022	Land On North Side Of, Fen Road, Hinderclay, Suffolk	5	5	0	5
Hinderclay	DC/22/00480/OUT	28-03-2022	Land East Of, Rickinghall Road, Hinderclay, Suffolk	1	1	0	1
Hinderclay	DC/23/02527/FUL	24-07-2023	Hillmora, Bells Corner, Bells Lane, Hinderclay, Diss, Suffolk, IP22 1HW	1	1	0	1

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Hinderclay	DC/23/05598/FUL	26-02-2024	Pear Tree Farm, Chapel Road, Hinderclay, IP22 1HY,	1	1	0	1
Hinderclay	DC/21/06209/FUL	03-10-2022	Holiday Farm, Fen Road, Hinderclay, Suffolk	3	0	3	3
Hinderclay	DC/22/05006/RES	01-12-2022	Land Adjacent To Redvers, Rickingham Road, Hinderclay, Diss, Suffolk, IP22 1HN	1	0	1	1
Hinderclay	DC/23/00672/FUL	13-12-2023	Land On North Side Of, Fen Road, Hinderclay, Suffolk	4	3	1	4
Horham	DC/21/013338/RES	10-02-2022	Land South East Of Dragon House, Worlingworth Road, Horham, Suffolk	7	7	0	7
Horham	DC/22/03701/FUL	02-02-2024	Land East of Athelington Road, Horham, IP21 5EH	1	1	0	1
Horham	DC/21/01338/RES	10-02-2022	Land opposite Manor Park and fronting Worlingworth Road	7	6	1	7
Hoxne	DC/21/05361/AGD W	10-12-2021	Corner Farm, Green Street, Hoxne, Suffolk, IP21 5BZ	1	1	0	1
Hoxne	DC/23/04429/FUL	05-03-2024	Barn A , Corner Farm, Green Street, Hoxne, IP21 5BZ,	1	1	0	1
Hoxne	DC/18/05378/FUL	11-02-2019	Nine Oaks Poultry Farm And 1 And 2 Elm House Cottages, Green Street, Hoxne, IP21 5AX	3	1	2	3

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Hoxne	DC/20/03632/RES	25-05-2021	Land East Of, Abbey Hill, Hoxne, Suffolk	6	0	6	6
Hoxne	DC/21/01926/FUL	03-12-2021	Pit Barn, Pit Lane, Hoxne, Suffolk	1	0	1	1
Hoxne	M /0397/13/FUL	09-12-2013	The Pipeworks, Eye Road	1	0	1	1
Kenton	DC/20/03263/FUL	30-10-2020	Oak Tree Farm, Debenham Road, Kenton, Stowmarket, Suffolk, IP14 6JZ	1	1	0	1
Kenton	DC/21/04078/FUL	20-01-2022	Old Kenton Station, Eye Road, Kenton, Suffolk	3	3	0	3
Kenton	DC/19/04118/FUL	19-11-2019	Oak Tree Farm, Debenham Road, Kenton, Stowmarket, Suffolk, IP14 6JZ	1	0	1	1
Kenton	DC/20/02217/FUL	06-10-2020	Camp Green Farm, Kenton Road, Debenham, Stowmarket, Suffolk, IP14 6LA	1	0	1	1
Laxfield	DC/19/01441/OUT	21-05-2019	Land To The Rear Of Suffolk House, High Street, Laxfield, Suffolk	3	3	0	3
Laxfield	DC/19/03856/FUL	15-11-2019	The Timbers, Banyards Green, Laxfield, Woodbridge, Suffolk, IP13 8EU	1	1	0	1
Laxfield	DC/21/00393/FUL	25-11-2021	Boundary Lodge Farm, Cratfield Lane, Laxfield, Woodbridge, Suffolk, IP19 0DE	0	0	0	0

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
Laxfield	DC/21/05042/FUL	07-01-2022	Land At Sunnyside Barn, Gorams Mill Lane, Laxfield, Suffolk	1	1	0	1
Laxfield	DC/21/06384/FUL	16-03-2022	Land At The Packhouse, Badingham Road, Laxfield, Suffolk	2	2	0	2
Laxfield	DC/22/03993/FUL	05-10-2022	Barn At Little Meadows Farm, Banyards Green, Laxfield, IP13 8EU	1	1	0	1
Laxfield	DC/22/05731/FUL	09-02-2023	Fourwinds Farm, Badingham Road, Laxfield, Woodbridge, Suffolk, IP13 8HT	5	5	0	5
Laxfield	DC/22/06378/FUL	12-09-2023	Orchard Cottage, High Street, Laxfield, Woodbridge, Suffolk, IP13 8DX	1	1	0	1
Laxfield	DC/17/04375/FUL	23-11-2017	Land adjacent to Mill Road (south side of 13 Noyes Avenue)	12	1	0	1
Laxfield	DC/19/00156/FUL	18-10-2019	Land To , The East Of , Mill Road , Laxfield , Suffolk	13	7	2	9
Laxfield	DC/20/04724/AGDW	10-12-2020	Corner Farm, Banyards Green, Laxfield, Woodbridge, IP13 8ES	5	4	1	5
Laxfield	DC/20/05953/FUL	25-05-2021	Land At Pump Lane, Laxfield, Suffolk	3	2	1	3
Laxfield	DC/21/01133/RES	02-06-2021	Land East Of, Bickers Hill Road, Laxfield, Woodbridge, Suffolk, IP13 8EZ	8	0	4	4

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
Laxfield	DC/21/02617/RES	09-12-2021	Land On The South Side Of, Framlingham Road, Laxfield, Suffolk	49	9	2	11
Laxfield	DC/22/06138/FUL	20-02-2023	Arcadia Barn, Framlingham Road, Laxfield, Woodbridge, IP13 8HD	1	0	1	1
Laxfield	M /1356/03/RES	12-01-2004	The Brambles, The Street	5	1	0	1
Little Blakenham	DC/22/01800/AGD	02-08-2022	Elm Farm, Somersham Road, Little Blakenham, Suffolk, IP8 4NF	5	5	0	5
Little Blakenham	DC/23/03605/FUL	13-10-2023	Broomvale Farmhouse, Bramford Road, Little Blakenham, IP8 4JU	1	1	0	1
Little Blakenham	DC/23/05491/FUL	23-01-2024	Knotty Ash, The Common, Little Blakenham, Ipswich, Suffolk, IP8 4JX,	1	1	0	1
Little Blakenham	DC/18/00924/FUL	30-04-2018	Inghams Farm, Nettlestead Road, Little Blakenham, Ipswich, Suffolk, IP8 4LR	1	0	1	1
Little Blakenham	DC/20/03719/RES	23-10-2020	Land Adjacent To Arden House, Leather Bottle Hill, Little Blakenham, Ipswich, Suffolk, IP8 4NG	1	0	1	1
Little Blakenham	DC/23/00639/FUL	28-07-2023	Elm Farm, Somersham Road, Little	3	2	1	3

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Blakenham, Ipswich, Suffolk, IP8 4NF				
Mellis	DC/19/01369/OUT	13-05-2019	Land West Of Manor Farm, The Common, Mellis, Eye, Suffolk, IP23 8EE	1	1	0	1
Mellis	DC/20/05508/RES	27-08-2021	Land At Bullocks Farm, Earlsford Road, Mellis, Suffolk	10	10	0	10
Mellis	DC/21/05697/FUL	21-02-2022	Proposed Development Site, The Old Rectory, Earlsford Road, Mellis, Suffolk	1	1	0	1
Mellis	DC/22/00968/FUL	20-04-2022	Ostlers Barn, Thrandeston Road, Mellis, IP23 8DR	1	1	0	1
Mellis	DC/23/00942/FUL	23-06-2023	Land Lying To The North Of The Railway Public House, Mellis, Suffolk, IP23 8DU	4	4	0	4
Mellis	DC/23/00331/FUL	06-04-2023	Willowsby, Willow Lodge, The Common, Mellis, Eye, Suffolk, IP23 8EF	1	0	1	1
Mellis	DC/23/00942/FUL	23-06-2023	Land Lying To The North Of The Railway Public House, Mellis, Suffolk, IP23 8DU	4	3	1	4
Mendham	DC/23/03303/FUL	09-02-2024	Weston House Cottage, South Elmham Road, Mendham,	1	1	0	1

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Harleston, Suffolk, IP20 0PB,				
Mendham	DC/20/01964/FUL	27-07-2020	Panorama, Foxes Lane, Mendham, Harleston, Suffolk, IP20 0PE	1	0	1	1
Mendham	DC/20/02163/FUL	29-07-2020	Agricultural Buildings, Panorama, Foxes Lane, Mendham, Harleston, Suffolk, IP20 0PE	2	1	0	1
Mendlesham	DC/18/00545/OUT	03-04-2018	56 Ducksen Road, Mendlesham, Stowmarket	1	1	0	1
Mendlesham	DC/18/03147/OUT	03-08-2020	Land Off Station Road , And Glebe Way , Mendlesham , Stowmarket, IP14 5RT	28	28	0	28
Mendlesham	DC/20/02876/AGDW	07-09-2020	Ashes Farm, Oak Farm Lane, Mendlesham, Stowmarket, Suffolk, IP14 5TE	4	4	0	4
Mendlesham	DC/22/00825/AGD	11-04-2022	Barn On Land Adjacent Thorpe Hall, Pegg's Hill, Mendham, IP20 0LX	1	1	0	1
Mendlesham	DC/21/05543/FUL	30-01-2024	Ashes Farm, Oak Farm Lane, Mendlesham, Suffolk, IP14 5TE	1	1	0	1
Mendlesham	DC/21/05566/FUL	29-01-2024	Plot 4 Ashes Farm, Oak Farm Lane, Mendlesham, Suffolk, IP14 5TE	1	1	0	1
Mendlesham	DC/21/05564/FUL	29-01-2024	Plot 2 Ashes Farm, Oak Farm Lane, Mendlesham,	1	1	0	1

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Suffolk, IP14 5TE				
Mendlesham	DC/21/05565/FUL	29-01-2024	Plot 3 Ashes Farm, Oak Farm Lane, Mendlesham, Suffolk, IP14 5TE	1	1	0	1
Mendlesham	DC/19/05949/RES	21-10-2020	Land To North West Of, Mason Court (Known As Old Engine Meadow), Mendlesham	28	0	28	28
Mendlesham	DC/20/01525/RES	01-06-2020	Land Adjacent To, 17 Brockford Road, Mendlesham, Stowmarket, Suffolk, IP14 5SG	2	1	1	2
Mendlesham	DC/23/00300/FUL	04-04-2023	Land Adjacent To, 17 Brockford Road, Mendlesham, Suffolk	2	1	1	2
Metfield	DC/23/00238/FUL	16-03-2023	The Duke William, The Street, Metfield, Harleston, Suffolk, IP20 0LB	1	1	0	1
Metfield	DC/23/04060/FUL	14-11-2023	Skinners Cottage, Skinners Lane, Metfield, Harleston, Suffolk, IP20 0LH	1	1	0	1
Mickfield	DC/19/02486/AGDW	04-12-2019	Greenwood Farm Wetheringsett Road , Mickfield , Stowmarket, IP14 5LL	4	0	4	4
Mickfield	DC/23/04545/FUL	12-12-2023	Green Oak Farm, Stonham Road, Mickfield, Stowmarket, Suffolk, IP14 5LS	1	0	1	1
Monk Soham	DC/22/01111/FUL	24-05-2022	Oak Cottage, The Green,	0	0	0	0

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Monk Soham, Suffolk, IP13 7EX				
Monk Soham	DC/23/05702/FUL	18-03-2024	Barn At Glebe Farm, School Road, Monk Soham, IP13 7EN	1	1	0	1
Needham Market	DC/24/00172/FUL	12-03-2024	Kindersley House, 56 High Street, Needham Market, IP6 8AP,	1	1	0	1
Needham Market	DC/18/03965/RES	07-12-2018	Land Adjacent To 96 Stowmarket Road , Needham Market , Suffolk	9	0	6	6
Needham Market	DC/18/04811/FUL	10-12-2019	Site At Needham Market Middle School , School Street , Needham Market, Ipswich, IP6 8BB	41	0	1	1
Needham Market	DC/18/05104/FUL	10-10-2019	Former MSDC Offices & Associated Land 1, 31 High Street , Needham Market , IP6 8DL	94	61	0	61
Needham Market	DC/21/02030/FUL	28-05-2021	Storage Building, The Pightle, Needham Market, Suffolk	1	0	1	1
Needham Market	DC/21/02927/RES	13-01-2022	Land North West Of Hill House Lane Needham Market Suffolk IP6 8EA	64	63	1	64
Needham Market	DC/22/03514/FUL	20-10-2022	Land At Victoria Gardens, Needham Market,	4	0	4	4

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Ipswich, Suffolk, IP6 8FR				
Needham Market	DC/22/05164/FUL	16-12-2022	Bank House, 129 High Street, Needham Market, IP6 8DH	3	2	1	3
Needham Market	M /3153/14/FUL	14-12-2015	Needham Chalks Ltd., Ipswich Rd	264	59	7	66
Nettlestead	DC/21/06950/FUL	10-03-2022	Watering Farm, Main Road, Nettlestead, IP8 4QL	1	1	0	1
Norton	DC/21/03505/FUL	18-08-2021	Three Bridges, Ashfield Gardens, Norton, Suffolk, IP31 3NQ	1	1	0	1
Norton	DC/21/05985/FUL	23-12-2021	Three Bridges, Ashfield Gardens, Norton, IP31 3NQ	1	1	0	1
Norton	DC/22/04664/FUL	19-01-2023	Land West Of, Ixworth Road, Norton, Suffolk	1	1	0	1
Norton	DC/23/00178/FUL	10-03-2023	Land West Of, Ixworth Road, Norton, Suffolk	4	4	0	4
Norton	DC/23/00739/FUL	20-04-2023	Land West Of, Ixworth Road, Norton, Suffolk	2	2	0	2
Norton	DC/22/01941/OUT	27-06-2023	Land West Of Suffolk House, Ixworth Road, Norton, Suffolk,	9	9	0	9
Norton	DC/17/04639/FUL	12-12-2017	Barn at Haydons Farm, Ashfield Road	1	0	1	1
Norton	DC/18/00684/FUL	17-04-2018	Land At Stanton Street, Ixworth Road, Norton, Suffolk	4	0	2	2

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Norton	DC/18/01239/FUL	26-06-2018	Land West Of, Ixworth Road, Norton, Suffolk	4	2	2	4
Norton	DC/18/02040/FUL	19-09-2018	Halls Farm, Halls Lane, Norton, Bury St Edmunds, Suffolk, IP31 3LG	1	0	1	1
Norton	DC/19/01550/FUL	24-05-2019	The Cotswolds, Ixworth Road, Norton, Bury St Edmunds, Suffolk, IP31 3LE	1	0	1	1
Norton	DC/19/03463/RES	25-10-2019	Land To , The North Of , Ashfield Road , Norton , Suffolk	8	0	1	1
Norton	DC/19/05754/FUL	11-03-2020	The Old Forge, Ixworth Road, Norton, Bury St Edmunds, Suffolk, IP31 3LP	3	0	1	1
Norton	DC/20/00412/RES	25-03-2020	Land Adjacent To Manor Lodge, Ashfield Road, Norton, Bury St Edmunds, Suffolk, IP31 3NN	1	0	1	1
Norton	DC/20/03318/FUL	07-10-2020	Rookery Farm , Ashfield Road , Norton , IP31 3ND	1	0	1	1
Norton	DC/20/05106/FUL	20-01-2021	Land At Common Corner, Ashfield Road, Norton, Suffolk	9	8	1	9
Norton	DC/21/00181/FUL	11-03-2021	Pine Trees, Ashfield Road, Norton,	1	0	1	1

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Bury St Edmunds, Suffolk, IP31 3NN				
Norton	DC/21/01170/RES	23-04-2021	Land at the rear of Salvation Army Hall, Woolpit Road, Norton	5	0	5	5
Norton	DC/21/05831/FUL	12-08-2022	Peach Barn, Halls Lane, Norton, Bury St Edmunds, Suffolk, IP31 3LG	1	0	1	1
Norton	DC/22/06158/FUL	29-03-2023	Three Bridges, Ashfield Gardens, Norton, IP31 3NQ	1	0	1	1
Norton	M /2127/15/FUL	25-09-2015	Haydons , Ashfield Road	1	0	1	1
Norton	DC/23/00739/FUL	20-04-2023	Land West Of, Ixworth Road, Norton, Suffolk	2	0	2	2
Offton	DC/22/02413/FUL	14-10-2022	Moat House Farm, Bildeston Road, Offton, IP7 7DB	1	1	0	1
Offton	DC/22/02414/FUL	31-08-2022	Rook Hill Farm, Ipswich Road, Offton, Ipswich, Suffolk, IP8 4SF	1	1	0	1
Offton	DC/23/00133/FUL	14-04-2023	Castle Moat House, Castle Road, Offton, Ipswich, Suffolk, IP8 4RN	1	1	0	1
Offton	DC/19/03955/FUL	29-04-2020	Tollemache Business Park, Tollemache Hall Road, Offton, Suffolk	5	4	0	4
Offton	DC/22/05671/AGD	10-01-2023	Barn Adjacent Does Farm, Wallow Lane, Offton, Suffolk	1	0	1	1

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Old Newton with Dagworth	DC/21/06081/OUT	18-02-2022	Land To The East Of, School Road, Old Newton, Suffolk	5	5	0	5
Old Newton with Dagworth	DC/22/01159/RES	01-02-2023	Land East Of, Greenacres, Old Newton, Suffolk	64	64	0	64
Old Newton with Dagworth	DC/21/03874/FUL	31-08-2023	Moat Meadow, Finningham Road, Old Newton, Suffolk	47	47	0	47
Old Newton with Dagworth	DC/23/01513/FUL	30-08-2023	22 Stowmarket Road, Old Newton, Stowmarket, Suffolk, IP14 4EE	1	1	0	1
Old Newton with Dagworth	DC/21/00717/FUL	29-06-2021	Barn North Of Hill Farm, School Road, Old Newton, Stowmarket, Suffolk, IP14 4PJ	1	0	1	1
Onehouse	DC/21/06966/RES	03-05-2022	Land To The South Of, Union Road, Onehouse, Suffolk	146	122	1	123
Onehouse	M /4455/16/FUL	17-08-2018	Land To The South of Union Road, Onehouse, IP14 3EH	300	175	2	177
Palgrave	M /0392/15/FUL	19-03-2015	Elm Vale Farm, Denmark Hill	1	1	0	1
Palgrave	DC/23/03979/OUT	16-11-2023	Land Adjacent To Netherfields, Crossing Road, Palgrave, Suffolk,	1	1	0	1
Palgrave	DC/19/01420/ADGW	14-05-2019	Bridge House Barns , Ling Road , Palgrave , Suffolk	2	0	2	2
Palgrave	DC/21/01981/RES	03-06-2021	Land Off, Lows Lane, Palgrave, Suffolk, IP22 1AE	1	0	1	1
Palgrave	DC/22/02464/FUL	21-07-2022	Bridge House,	1	0	1	1

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Denmark Hill, Palgrave, Diss, Suffolk, IP22 1AB				
Rattlesden	DC/21/01579/AGDW	21-05-2021	Barn At Clopton Dower House, Clopton Green, Rattlesden, Bury St Edmunds, Suffolk, IP30 0RN	5	5	0	5
Rattlesden	DC/22/03745/FUL	11-10-2022	Former Half Moon Inn, Half Moon Street, Rattlesden, IP30 0RH	2	2	0	2
Rattlesden	DC/23/04645/FUL	06-01-2024	Clopton Dower House, Clopton Green, Rattlesden, Bury St Edmunds, Suffolk, IP30 0RN,	5	5	0	5
Rattlesden	DC/18/02258/FUL	19-12-2018	Land To The West Of 10, Top Road, Rattlesden, Bury St Edmunds, Suffolk, IP30 0SJ	8	7	0	7
Rattlesden	DC/21/06388/FUL	19-01-2022	Walnut Tree Farm, Mitchery Lane, Rattlesden, Suffolk, IP30 0SS	1	0	1	1
Redgrave	DC/22/05380/FUL	23-12-2022	Land Adjacent To The Cottage, The Green, Redgrave, IP22 1RR	1	1	0	1
Redgrave	DC/23/03648/AGDW	03-11-2023	Gressingham Foods Ltd, Hinderclay Road, Redgrave, Diss, Suffolk, IP22 1SA	5	5	0	5

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Redgrave	DC/24/00316/FUL	18-03-2024	The Stagers, The Street, Redgrave, Diss, Suffolk, IP22 1RY,	1	1	0	1
Redgrave	DC/18/05289/FUL	25-09-2019	Land West Of , Hall Lane, , Hall Lane , Redgrave , Suffolk , IP22 1RT	9	6	1	7
Rickingham Inferior	DC/19/02381/AGD	01-08-2019	The Barn , Briar Lane , Rickingham Inferior , Suffolk	1	0	1	1
Rickingham Inferior	DC/21/00584/FUL	01-10-2021	Land Between Red House, And Honeysuckle Cottage, The Street, Rickingham Inferior, Suffolk, IP22 1EG	1	0	1	1
Rickingham Inferior	DC/22/01098/FUL	06-07-2022	The Walk , Garden House Lane, Rickingham Superior, IP22 1EA	0	0	1	1
Rickingham Superior	DC/21/05923/RES	18-01-2023	Land Adjacent Greenacres, Garden House Lane, Rickingham Superior, Diss, Suffolk, IP22 1EA	41	41	0	41
Rickingham Superior	DC/23/03301/FUL	26-10-2023	The Homestead, The Street, Rickingham Superior, Diss, Suffolk, IP22 1DY	1	1	0	1
Rickingham Superior	DC/22/04729/FUL	18-01-2023	Land To Rear Of Lion House, The Street, Rickingham Superior, Suffolk, IP22 1DY	2	0	2	2

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Rickinghall Superior	M /0276/17/FUL	21-03-2017	Chenderit, Garden House Lane	3	0	1	1
Ringshall	DC/23/05779/RES	06-02-2023	Broad View Farm, Lower Farm Road, Ringshall, IP14 2JF	2	2	0	2
Rishangles	DC/21/03915/FUL	06-09-2021	Edge House, Dublin Road, Rishangles, Suffolk, IP23 7QB	1	1	0	1
Rishangles	DC/20/00266/AGDW	04-05-2020	Rishangles Hall, Eye Road, Rishangles, Eye, Suffolk, IP23 7LA	2	1	1	2
Somersham	DC/21/05499/FUL	01-12-2021	Gunns Farm, Hadleigh Road, Somersham, Suffolk, IP8 4PU	1	1	0	1
Somersham	DC/22/04066/FUL	16-12-2022	Stone Cottage, Flowton Road, Somersham, Ipswich, Suffolk, IP8 4PS	1	1	0	1
Somersham	DC/18/03114/FUL	22-04-2020	Land South West Of, Main Road, Somersham, Suffolk	42	6	4	10
Somersham	DC/21/01560/FUL	12-05-2021	Land Adjoining Shiralee, With Access From Main Road, Somersham, Ipswich, Suffolk, IP8 4PH	1	0	1	1
Southolt	DC/23/02839/FUL	20-11-2023	Barn Conversion At Southolt Hall, Athelington Road, Southolt, Eye, Suffolk, IP23 7TN	1	1	0	1
Southolt	DC/21/04285/FUL	28-09-2021	Southolt Hall, Southolt,	1	0	1	1

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			Suffolk, IP23 7TN				
Stoke Ash	DC/22/01138/LCE	03-05-2022	Marsh Cottage , Ipswich Road, Stoke Ash, Suffolk, IP23 7EL	1	1	0	1
Stoke Ash	DC/23/00385/RES	12-05-2023	Brookside, The Street, Stoke Ash, Eye, Suffolk	1	0	1	1
Stonham Aspal	DC/21/02140/FUL	20-08-2021	Grove Farm, Debenham Road, Stonham Aspal, Suffolk, IP14 6BX	1	1	0	1
Stonham Aspal	DC/22/04978/FUL	22-02-2023	Red House Barn, Mickfield Road, Stonham Aspal, Stowmarket, Suffolk, IP14 5LT	1	1	0	1
Stonham Aspal	DC/22/00225/OUT	20-11-2023	Land To The Rear Of The Leas, Quoits Meadow, Stonham Aspal, Suffolk,	4	4	0	4
Stonham Aspal	DC/21/03589/RES	20-11-2023	Land To The Rear Of The Leas, Quoits Meadow, Stonham Aspal, Suffolk,	4	4	0	4
Stonham Aspal	DC/19/02299/FUL	24-03-2022	Land South Of The Street, Stonham Aspal, Suffolk, IP14 6AN	46	45	1	46
Stonham Aspal	DC/19/03930/FUL	13-11-2019	Grove Farm , Debenham Road , Stonham Aspal , Stowmarket , Suffolk , IP14 6BX	2	1	1	2

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Stonham Aspal	DC/19/05896/FUL	10-02-2020	Ubbeston Hall, Stowmarket Road, Stonham Aspal, Stowmarket, Suffolk, IP14 6AD	4	3	1	4
Stonham Aspal	DC/20/02961/FUL	11-09-2020	Grove Farm, Debenham Road, Stonham Aspal, Stowmarket, Suffolk, IP14 6BX	1	0	1	1
Stonham Aspal	DC/20/04968/RES	17-12-2020	Green Farm, Crowfield Road, Stonham Aspal, Suffolk, IP14 6AW	5	4	0	4
Stonham Aspal	DC/21/06261/FUL	13-01-2022	Isosceles House, Mickfield Road, Stonham Aspal, Suffolk, IP14 5LT	0	0	1	1
Stonham Aspal	DC/22/02880/FUL	30-09-2022	Land And Buildings At Feoffee Farm, Pettaugh Road, Stonham Aspal, Stowmarket, Suffolk, IP14 6AX	1	0	1	1
Stonham Aspal	DC/23/02987/FUL	19-01-2024	Barn Rear Of Angel Hill Farm, Norwich Road, Stonham Aspal, Stowmarket, Suffolk, IP14 5DN,	1	0	1	1
Stonham Earl	DC/20/04710/OUT	14-12-2020	Land South Of Fieldfare, Forward Green, Earl Stonham, Stowmarket, IP14 5EN	1	1	0	1

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
Stonham Earl	DC/21/03970/AGDW	02-09-2021	Meadow View Farm, Stowmarket Road, Earl Stonham, Suffolk, IP14 5DZ	1	1	0	1
Stonham Earl	DC/23/04958/FUL	18-01-2024	Rose Cottage, Larters Lane, Earl Stonham, Stowmarket, Suffolk, IP14 5HB,	0	0	0	0
Stonham Earl	DC/20/01480/FUL	03-06-2020	Yew Tree Farm, Broad Green Road, Earl Stonham, Stowmarket, Suffolk, IP14 5HU	1	0	1	1
Stonham Earl	DC/20/03506/RES	23-10-2020	Resthaven, Thornbush Lane, Earl Stonham, Stowmarket, Suffolk, IP14 5DX	1	0	1	1
Stonham Earl	DC/21/01258/FUL	21-05-2021	Land North Of, Wicks Lane, Earl Stonham, Stowmarket, Suffolk, IP14 5HL	1	0	1	1
Stonham Earl	DC/21/03470/FUL	14-10-2021	The Laurels, Forward Green, Earl Stonham, Suffolk, IP14 5EN	1	0	1	1
Stonham Earl	DC/22/04746/FUL	22-12-2022	Land South Of Fieldfare, Forward Green, Earl Stonham, Suffolk	1	0	1	1
Stonham Parva	DC/19/03807/FUL	24-03-2020	Land On The East Side Of, Norwich Road, Stonham	4	0	4	4

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Parva, Suffolk				
Stowlangtoft	DC/23/04344/FUL	09-11-2023	The Pine House Company, Ixworth Road, Stowlangtoft, Bury St Edmunds, Suffolk, IP31 3JS	2	2	0	2
Stowmarket	DC/18/05397/RES	13-06-2019	Land West Of Farriers Road Edgecomb Park Stowmarket IP14 2FD	90	90	0	90
Stowmarket	M /1492/15/FUL	06-07-2016	Land W of Farriers Rd, Edgecomb Park, Hybird App (Phase 1)	75	40	0	40
Stowmarket	DC/19/01482/FUL	25-09-2020	Land to the East and West of Prenice Road,, Stowmarket	93	93	0	93
Stowmarket	DC/21/00932/FUL	14-04-2021	96 Poplar Hill, Stowmarket, Suffolk, IP14 2AX	1	1	0	1
Stowmarket	DC/21/06028/FUL	29-04-2022	3 Tavern Street, Stowmarket, Suffolk, IP14 1PJ	3	3	0	3
Stowmarket	DC/21/06819/OUT	10-02-2022	20 Danescourt Avenue, Stowmarket, Suffolk, IP14 1QD	1	1	0	1
Stowmarket	DC/21/06875/OUT	15-02-2022	8 Newton Road, Stowmarket, Suffolk, IP14 5AF	1	1	0	1
Stowmarket	DC/22/02418/FUL	11-07-2022	Pear Tree Farm, The Street, Ashfield Cum Thorpe, Stowmarket, Suffolk, IP14 6NA	1	1	0	1
Stowmarket	DC/22/03613/OUT	16-09-2022	Brookfield , Bury Road, Stowmarket, Suffolk, IP14 3QB	3	3	0	3

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
Stowmarket	DC/22/05611/FUL	09-01-2023	Hempnalls Farm Plot 2, Willow Lane, Cotton, Stowmarket, Suffolk, IP14 4QN	1	1	0	1
Stowmarket	DC/22/06038/OUT	30-01-2023	The Junipers, The Street, Stonham Aspal, Stowmarket, Suffolk, IP14 6AL	4	4	0	4
Stowmarket	DC/20/01036/OUT	28-09-2023	Ashes Farm, Newton Road, Stowmarket, Suffolk, IP14 5AD	300	300	0	300
Stowmarket	DC/23/00113/OUT	18-09-2023	Police Station, Violet Hill Road, Stowmarket, Suffolk, IP14 1NJ	7	7	0	7
Stowmarket	DC/22/06379/OUT	26-10-2023	Truckeast Limited, Violet Hill Road, Stowmarket, Suffolk, IP14 1NN,	65	65	0	65
Stowmarket	DC/24/00112/FUL	07-03-2024	12 - 14 Tavern Street, Stowmarket, Suffolk, IP14 1PH	2	2	0	2
Stowmarket	DC/22/00700/FUL	09-05-2023	Verandah House , 29 Ipswich Road, Stowmarket, Suffolk, IP14 1BD	1	1	0	1
Stowmarket	DC/18/03111/RES	02-11-2018	Land North Of Chilton Leys Chilton Leys, Stowmarket PHASE 2A	174	32	0	32
Stowmarket	DC/19/02484/FUL	26-08-2020	Stowmarket Middle School Walnut Tree Walk , Stowmarket , IP14 1JP	38	3	35	38
Stowmarket	DC/19/03130/FUL	27-09-2019	9-11 Bond Street , Stowmarket ,	3	0	4	4

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Suffolk , IP14 1HR				
Stowmarket	DC/19/04978/FUL	26-11-2019	land adjacent., 116 bridge street, , stowmarket. , IP14 1BS	2	0	2	2
Stowmarket	DC/20/04723/FUL	04-08-2021	Site 3C And 3D Land South Of, Gun Cotton Way, Stowmarket, Suffolk	141	77	0	77
Stowmarket	DC/21/01026/FUL	15-04-2021	7A Station Road West, Stowmarket, Suffolk, IP14 1EF	1	0	1	1
Stowmarket	DC/21/02260/FUL	15-06-2021	Land At Edinburgh Close , Stowmarket, IP14 5AR	1	0	1	1
Stowmarket	DC/21/06052/RES	23-09-2022	CHILTON LEYS, Northfield View Phase 2C, Land To The West Of Chilton Fields, Fuller Way, Stowmarket, IP14 1UH	234	206	0	206
Stowmarket	DC/22/01854/FUL	15-06-2022	Lime Tree Cottage , Stowmarket Road, Earl Stonham, Suffolk, IP14 5HN	1	0	1	1
Stowmarket	DC/22/03632/FUL	16-09-2022	Lime Tree Cottage, Stowmarket Road, Earl Stonham, Stowmarket, Suffolk, IP14 5HN	1	0	1	1
Stowmarket	DC/22/03948/FUL	27-10-2022	Barn At, Gibbons Farm, Hascot Hill, Battisford, Stowmarket, Suffolk, IP14 2HJ	1	0	1	1

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
Stowmarket	M /3756/12/FUL	14-01-2014	19-21 Violet Hill Road, Stowmarket	13	0	13	13
Stowmarket	DC/21/03287/FUL	28-04-2023	Land North West Of, Stowupland Road, Stowmarket, Suffolk, IP14 5AN	258	257	1	258
Stowmarket	DC/23/02203/FUL	18-07-2023	Unicorn House Station Road West Stowmarket Suffolk IP14 1ES	1	0	1	1
Stowupland	DC/19/05084/AGDW	03-12-2019	Pooles Farm , Thorney Green Road Stowupland , Stowmarket , Suffolk , IP14 4AJ	1	1	0	1
Stowupland	DC/22/04592/OUT	04-11-2022	38 Columbyne Close, Stowupland, Stowmarket, Suffolk, IP14 4AP	1	1	0	1
Stowupland	DC/22/05482/FUW	22-12-2022	Rosemary, Church Road, Stowupland, Stowmarket, Suffolk, IP14 4BG	4	4	0	4
Stowupland	DC/22/06250/OUT	14-02-2023	20 Saxham Street, Stowupland, Stowmarket, Suffolk, IP14 5DA	1	1	0	1
Stowupland	DC/19/01133/FUL	13-05-2019	Grain Store, Rendall Lane, Stowupland, Suffolk	3	2	1	3
Stowupland	DC/19/05316/RES	28-05-2020	Land To The West Of, Thorney Green Road, Stowupland, Stowmarket, Suffolk, IP14 4BY	58	23	1	24
Stowupland	DC/19/05317/RES	28-05-2020	Land To The West Of, Thorney Green Road, Stowupland, Stowmarket, Suffolk, IP14 4BY	85	20	1	21

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
Stowupland	DC/21/00946/RES	09-10-2021	Land To The South Of , Gipping Road, Stowupland, Stowmarket, Suffolk, IP14 4AX	80	12	4	16
Stowupland	DC/22/01872/RES	09-06-2022	20 Saxham Street, Stowupland, Suffolk	2	1	1	2
Stowupland	DC/22/03761/RES	24-08-2023	Land On The South East Side Of, Church Road, Stowupland, Suffolk	18	0	18	18
Stowupland	DC/23/02283/FUL	14-07-2023	Land Adjacent To Rosemary, Church Road, Stowupland, Stowmarket, Suffolk	3	2	1	3
Stradbroke	DC/19/01343/OUT	13-07-2021	Land North Of, The Street, Stradbroke, Eye, Suffolk, IP21 5JX	28	28	0	28
Stradbroke	DC/20/05543/FUL	28-01-2021	Land To The Rear Of Windrush, New Street, Stradbroke, Eye	1	1	0	1
Stradbroke	DC/20/05715/FUL	25-03-2021	Barley Green Farm, Laxfield Road, Stradbroke, Eye, Suffolk, IP21 5JT	1	1	0	1
Stradbroke	DC/20/05796/AGDW	17-02-2021	Buildings At Lime Tree Farm, Laxfield Road, Stradbroke, Eye, Suffolk, IP21 5JX	4	4	0	4
Stradbroke	DC/21/05808/FUL	04-03-2022	Marsh Farm, Mill Lane, Stradbroke, Suffolk, IP21 5HW	0	0	0	0
Stradbroke	DC/22/03191/FUL	30-09-2022	Foxgrove Queen Street	2	2	0	2

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Stradbroke Eye Suffolk IP21 5HH				
Stradbroke	DC/23/00649/AGDW	03-04-2023	Mulberry Lodge, Laxfield Road, Stradbroke, IP21 5NQ	1	1	0	1
Stradbroke	DC/23/02920/FUL	20-09-2023	Land East Of Shirley, Wilby Road, Stradbroke, Suffolk	1	1	0	1
Stradbroke	DC/20/04570/FUL	24-12-2020	Havensfield Farm, Fressingfield Road, Stradbroke, Eye, IP13 8EN	1	0	1	1
Stradbroke	DC/20/05543/FUL	28-01-2021	Land To The Rear Of Windrush, New Street, Stradbroke, Eye	1	0	1	1
Stradbroke	DC/20/05917/RES	19-07-2021	Land To The South Of New Street, Stradbroke, Suffolk	60	0	1	1
Stradbroke	DC/21/04538/FUL	07-10-2021	Land Rear Of The Beeches , Meadow Way, Stradbroke, IP21 5JW	1	0	1	1
Stradbroke	DC/22/04747/FUL	17-11-2022	Home Farm, Neaves Lane, Stradbroke, Eye, Suffolk	1	0	1	1
Stradbroke	M /2532/14/FUL	15-06-2015	Land adj The Laurels Bungalow,, Church St, Stradbroke, IP21 5HT	3	0	3	3
Stradbroke	DC/23/03304/FUL	08-09-2023	Willow Cottage, Pixey Green, Stradbroke, Eye, Suffolk, IP21 5NH	0	0	1	1
Stuston	DC/20/02270/FUL	22-07-2020	Land At Alverstone, Old Bury Road, Stuston,	3	2	1	3

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Diss, Suffolk, IP21 4AJ				
Thorndon	DC/21/06244/OUT	13-01-2022	Hope Barn, Stoke Road, Thorndon, Eye, Suffolk, IP23 7JG	4	4	0	4
Thorndon	DC/23/00526/FUL	30-03-2023	Land Adjacent To The Black Horse Inn, The Street, Thorndon, Eye, Suffolk, IP23 7JR	1	1	0	1
Thorndon	DC/17/04154/FUL	16-01-2018	Thorndon Hill Farm, Rishangles Road, IP23 7JU	3	1	0	1
Thorndon	DC/21/06871/RES	25-07-2022	Land Adjoining The Principals House, Stoke Road, Thorndon, Suffolk, IP23 7JG	20	19	1	20
Thorndon	DC/23/00831/FUL	21-04-2023	Land Off, The Street, Thorndon, Suffolk,	3	2	1	3
Thornham Magna	DC/20/04979/FUL	10-08-2021	The Bungalow, The Street, Thornham Magna, Eye, Suffolk, IP23 8HB	1	1	0	1
Thornham Parva	DC/20/01499/FUL	09-06-2020	Barns At Chandos Farm, Bull Road, Thornham Parva, Suffolk	2	2	0	2
Thornham Parva	DC/20/01498/AGDW	29-09-2020	Big Barn, Chandos Farm, Bull Road, Thornham Parva, IP23 8ES	1	0	1	1
Thornham Parva	DC/23/00437/FUL	28-03-2023	Tandem House, Bull Road, Thornham	1	0	1	1

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			Parva, IP23 8ES				
Thornham Parva	DC/23/03281/FUL	15-09-2023	Land At, Chandos Farm, Bull Road, Thornham Parva, Suffolk	1	0	1	1
Thrandeston	DC/20/05757/AGDW	09-02-2021	Rectory Farm, Great Green, Thrandeston, Diss, Suffolk, IP21 4BN	1	1	0	1
Thrandeston	M /2697/11/FUL	05-04-2012	Barn at Pond Farm, New Road	1	0	1	1
Thurston	DC/17/02782/OUT	24-12-2020	Land Off , Church Road, Access Via Garden Of 'The Firs', Thurston	15	15	0	15
Thurston	DC/19/01602/RES	16-10-2019	Land On , The North Side Of , Norton Road , Thurston , Suffolk	87	87	0	87
Thurston	DC/19/02224/OUT	20-06-2019	Land At Navarac , Great Green , Thurston, Suffolk, IP31 3SL	2	2	0	2
Thurston	DC/21/04640/FUL	07-10-2021	Barn At Former Mill Farm , Barton Road, Thurston, IP31 3QA	1	1	0	1
Thurston	DC/22/01588/OUT	26-05-2022	92 Barton Road, Thurston, Suffolk, IP31 3PG	7	7	0	7
Thurston	M /5070/16/OUT	29-03-2018	Land on the North side of Norton Road RESIDUAL SITE FIGURE	113	113	0	113
Thurston	DC/20/05894/RES	22-06-2023	Land South West Of, Beyton Road, Thurston, Suffolk	210	210	0	210
Thurston	DC/22/00603/FUL	20-11-2023	Land At Mill Farm , Barton Road ,	1	1	0	1

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			Thurston, IP31 3QA				
Thurston	DC/20/01716/FUL	22-12-2023	Land On The North Side Of, Norton Road, Thurston, Suffolk	121	121	0	121
Thurston	DC/19/02090/OUT	26-07-2023	Land To The East Of, Ixworth Road, Thurston, Suffolk,	210	210	0	210
Thurston	DC/17/02232/FUL	05-07-2018	Land On The West Side Of, Barton Road, Thurston, Suffolk	129	38	1	39
Thurston	DC/18/01376/RES	12-10-2018	Land to the south of, Norton Road, Thurston	175	72	33	105
Thurston	DC/18/03547/RES	18-06-2019	Land To The West Of, Ixworth Road, Thurston, Suffolk	248	108	1	109
Thurston	DC/18/04463/FUL	30-11-2018	Land Adjacent Rojulina, Hollow Lane, Thurston, IP31 3RG	2	0	2	2
Thurston	DC/19/01602/RES	16-10-2019	Land On, The North Side Of, Norton Road, Thurston, Suffolk	87	40	1	41
Thurston	DC/20/01182/FUL	22-05-2020	Grove Farm, Barrells Road, Thurston, Bury St Edmunds, Suffolk, IP31 3SG	2	0	2	2
Thurston	DC/20/01249/RES	07-11-2022	Land On The North Side Of, Norton Road, Thurston, Suffolk	104	90	0	90
Thurston	DC/21/06049/FUL	05-01-2022	The Fold, Hollow Lane, Thurston, Suffolk, IP31 3RG	1	0	1	1
Thurston	DC/22/01193/FUL	08-07-2022	Grove Farm, Barrells Road,	1	0	1	1

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			Thurston, IP31 3SG				
Thurston	M /2630/14/FUL	09-06-2015	Land at Cedars Close, Thurston	3	0	2	2
Thurston	M /4942/16/FUL	08-01-2019	Land at Meadow Lane, Thurston, IP31 3QG	64	63	1	64
Thurston	DC/22/04243/FUL	12-09-2022	Land At, Thurston Granary, Station Hill, Thurston, IP31 3QU	53	0	53	53
Tostock	DC/20/03364/FUL	26-10-2020	The Barn , North Of Old Rectory Lodge, Norton Road, Tostock, IP30 9NU	1	0	1	1
Walsham le Willows	DC/23/01951/FUL	04-08-2023	Land East Of Maltings , Palmer Street, Walsham Le Willows, IP31 3BZ	2	2	0	2
Walsham le Willows	DC/23/05478/FUL	08-03-2024	Home Farm, West Street, Walsham Le Willows, Bury St Edmunds, Suffolk, IP31 3AP,	4	4	0	4
Walsham le Willows	DC/24/00473/AGDW	27-03-2024	Cobbold, West Street, Walsham Le Willows, Bury St Edmunds, Suffolk, IP31 3AP,	1	1	0	1
Wattisfield	DC/23/01126/FUL	03-05-2023	The Old Maltings, Hinderclay Road, Wattisfield, Diss, Suffolk, IP22 1NF	1	1	0	1
Wattisfield	DC/17/04520/FUL	05-07-2018	Land Adjacent To The Old School The Street	8	1	5	6

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			Wattisfield IP22 1NT				
Wattisfield	DC/20/01892/FUL	09-07-2020	Land West Of Walsham Road And South Of Kudu Lodge , Walsham Road, Wattisfield, IP22 1PB	3	2	1	3
Wetherden	DC/23/02838/FUL	06-03-2024	Progress Farm, Base Green Road, Wetherden, Stowmarket, Suffolk, IP14 3LR,	3	3	0	3
Wetherden	DC/20/05364/AGD W	07-01-2021	Progress Farm, Base Green, Wetherden, Stowmarket	3	0	3	3
Wetherden	DC/22/01133/RES	05-04-2022	Cedar Lodge, Kates Lane, Wetherden, IP14 3LE	1	0	1	1
Wetherden	DC/22/03101/FUL	16-08-2022	Land To The North And East Of Warren Mill House, Elmswell Road, Wetherden, IP14 3LL	2	1	1	2
Wetheringsett cum Brockford	DC/19/05102/FUL	19-12-2019	Land Adjacent The Laurels White Horse Corner Wetheringsett Cum Brockford Suffolk , IP14 5QB	2	1	1	2
Wetheringsett cum Brockford	DC/20/00324/FUL	06-10-2020	Land, Norwich Road, Wetheringsett Cum Brockford, IP14 5PF	9	0	2	2
Wetheringsett cum Brockford	DC/20/03990/AGD W	10-11-2020	Green Farm, Pages Green, Wetheringsett Cum Brockford, Stowmarket, Suffolk, IP14 5QA	4	3	1	4

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Wetheringsett cum Brockford	DC/20/04104/FUL	16-11-2020	Hill House, Norwich Road, Wetheringsett Cum Brockford, Stowmarket, Suffolk, IP14 5NS	1	0	1	1
Wetheringsett cum Brockford	DC/21/06866/FUL	15-02-2022	Green Farm, Pages Green, Wetheringsett Cum Brockford, IP14 5QA	2	1	1	2
Weybread	DC/21/05785/AGDW	07-01-2022	Land East Of, Syleham Road, Weybread, Suffolk	1	1	0	1
Weybread	DC/20/04166/FUL	20-11-2020	Building At Watermill Lane, Weybread, Suffolk, IP21 5UE	2	1	1	2
Whitton	DC/23/02738/FUL	03-08-2023	Oak View, Thurleston Lane, Whitton, Ipswich, Suffolk, IP1 6TH	1	1	0	1
Whitton	DC/20/03704/RES	19-02-2021	Land West Of Old Norwich Road, Whitton, Ipswich, IP1 6LQ	190	102	2	104
Wickham Skeith	DC/22/03870/RES	13-10-2022	Land Adjoining 1, Grange Road, Wickham Skeith, Suffolk	2	2	0	2
Wickham Skeith	DC/21/04804/OUT	10-10-2023	The Orchard, Kitchen Close, Wickham Skeith	1	1	0	1
Wickham Skeith	DC/22/00448/RES	11-04-2022	Land Adjacent To Bumbledown, Grange Road, Wickham Skeith, IP23 8NF	2	0	2	2
Wilby	DC/21/06582/FUL	24-06-2022	Willow Farm, Church Road, Wilby, IP21 5LE	1	1	0	1

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Willisham	DC/20/02426/OUT	01-04-2021	Willisham Hall, Willisham Hall Road, Willisham, Ipswich, Suffolk, IP8 4SL	11	11	0	11
Willisham	DC/22/04073/AGD	13-10-2022	Strawberry Hall, Strawberries Lane, Willisham, IP8 4SJ	1	1	0	1
Willisham	DC/22/04163/AGD	13-10-2022	Strawberry Hall, Strawberries Lane, Willisham, IP8 4SJ	1	1	0	1
Willisham	DC/22/05235/FUL	14-12-2022	Strawberry Hall, Strawberries Lane, Willisham, Ipswich, Suffolk, IP8 4SJ	1	1	0	1
Wingfield	DC/23/04462/AGD W	24-11-2023	St Martins Farm, Church Road, Wingfield, Eye, Suffolk, IP21 5QZ	1	1	0	1
Wingfield	DC/21/01969/RES	01-06-2021	Caravan, Royalty Hall, Vicarage Road, Wingfield, Diss, Suffolk, IP21 5RB	1	0	1	1
Wingfield	DC/21/02746/AGD W	28-06-2021	Fosters Agricultural Services, Top Road, Wingfield, Suffolk, IP21 5QY	1	0	1	1
Wingfield	DC/23/00164/RES	09-03-2023	Mistletoe Cottage Vicarage Road Wingfield Diss Suffolk IP21 5RE	1	0	1	1
Winston	DC/23/05748/AGD W	04-03-2024	Agricultural Barn , Boundary Farm, Boundary	1	1	0	1

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			Corner, Winston, Stowmarket, Suffolk, IP14 6LH,				
Woolpit	DC/18/00449/OUT	23-03-2018	Land North of Grassy Lane Farm, Warren Lane	2	2	0	2
Woolpit	DC/19/02656/OUT	21-07-2022	Land South Of, Old Stowmarket Road, Woolpit, Bury St Edmunds, Suffolk	40	40	0	40
Woolpit	DC/21/03985/OUT	09-09-2021	Land South Of, Old Stowmarket Road, Woolpit, Suffolk	5	5	0	5
Woolpit	DC/22/04130/AGD W	21-11-2022	Barns 3 4 5 And 6, Grassy Lane Farm, Grassy Lane, Woolpit, IP30 9RT	4	4	0	4
Woolpit	DC/23/03021/RES	23-08-2023	Land South Of 1 Oak Lane, Woolpit, IP30 9RN	2	2	0	2
Woolpit	DC/23/04428/OUT	23-11-2023	Acorns, The Heath, Woolpit, Bury St Edmunds, Suffolk, IP30 9RN	1	1	0	1
Woolpit	DC/24/00116/OUT	14-03-2024	Spooners, The Heath, Woolpit, Bury St Edmunds, Suffolk, IP30 9RN,	1	1	0	1
Woolpit	DC/19/05196/RES	10-06-2021	Land South Of, Old Stowmarket Road, Woolpit, Suffolk	115	30	14	44
Woolpit	DC/20/04290/RES	15-12-2020	Land On The South Side	5	0	1	1

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			Of, Rags Lane, Woolpit				
Woolpit	DC/21/01132/RES	21-01-2022	Land Off Bury Road , The Street , Woolpit, IP30 9SA	300	299	1	300
Woolpit	DC/21/02564/RES	10-06-2021	Land South Of Old Stowmarket Road , Woolpit , IP30 9QU	120	47	15	62
Worlingworth	DC/23/02831/FUL	09-08-2023	Barn At, Stanway Green, Worlingworth, Suffolk	1	1	0	1
Worlingworth	DC/23/03888/AGDW	15-11-2023	Agricultural Building At Newtown Meadow, Newtown, Fingal Street, Worlingworth, IP13 7HR	1	1	0	1
Worlingworth	DC/20/04319/RES	22-02-2021	The Grove, Shop Street, Worlingworth, Woodbridge, Suffolk, IP13 7HX	2	0	1	1
Worlingworth	DC/20/05934/FUL	03-08-2021	Land Adjacent To, Pipers Meadow, Worlingworth, Suffolk	8	7	1	8
Worlingworth	DC/21/00755/RES	16-06-2021	Land To The South Of, Shop Street, Worlingworth, Suffolk	26	25	1	26
Wortham	DC/18/01662/OUT	03-04-2019	Honey Pot Farm Caravan Park, Bury Road, Wortham, Diss, Suffolk, IP22 1PW	5	5	0	5
Wortham	DC/22/01863/RES	17-06-2022	Land At Howards Close, Mellis Road, Wortham, Suffolk	4	4	0	4
Wortham	DC/23/00130/FUL	23-03-2023	Valley View, Redgrave Road,	0	0	0	0

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
			Wortham, Diss, Suffolk, IP22 1RG				
Wortham	DC/23/01041/RES	15-05-2023	Land At Honey Pot Farm, Bury Road, Wortham, Diss, Suffolk, IP22 1PW	4	4	0	4
Wortham	DC/18/01895/FUL	16-11-2018	Dashes Farm, Low Road, Wortham, IP22 1SQ	3	2	1	3
Wortham	DC/20/03389/FUL	01-12-2020	Wolsey House Motors, Wolsey House, Millway Lane, Wortham, IP22 1SL	1	0	1	1
Wortham	M /2480/16/FUL	12-05-2017	Land south of Bury Road, Wortham, IP22 1PW	12	0	3	3
Wyverstone	DC/22/04228/AGD	17-10-2022	Barn At College Farm, College Road, Earls Green, Wyverstone, Stowmarket, Suffolk, IP14 4SD	5	5	0	5
Wyverstone	DC/17/06020/PRN	06-03-2018	Home Farm Barns, Mill Road	1	0	1	1
Wyverstone	DC/21/01081/FUL	11-06-2021	Barn North Of Sudbourne Farmhouse, Mill Road, Wyverstone, Suffolk	1	0	1	1
Wyverstone	DC/23/01942/FUL	20-07-2023	Camping Site And Premises To The North Of Mill Road, Wyverstone, Suffolk, IP14 4SE	1	0	1	1
Yaxley	DC/20/01534/FUL	02-07-2020	Yaxley Manor House, Mellis Road, Yaxley (Part In The Parish Of Mellis), Eye, Suffolk, IP23 8DG	3	3	0	3

MSDC Parish	PP Reference	Approval Date	Address	Dwellings Approved (net)	Dwellings Not Started	Dwellings Commenced	Net Outstanding Dwellings
Yaxley	DC/23/01402/FUL	18-05-2023	Black Barn 2, White House Farm, Old Norwich Road, Yaxley, IP23 8BH	1	1	0	1
Yaxley	DC/23/01400/FUL	18-08-2023	Black Barn 1, White House Farm, Old Norwich Road, Yaxley, IP23 8BH	1	1	0	1
Yaxley	DC/23/03230/RES	04-09-2023	Land Adjacent To Chapel Cottage, Mellis Road, Yaxley, IP23 8DB,	2	2	0	2
Yaxley	DC/22/05248/RES	14-12-2023	Land South Of Mill House, Old Ipswich Road, Yaxley, Suffolk,	1	1	0	1
Yaxley	DC/23/00011/OUT	19-12-2023	Hill House, Old Ipswich Road, Yaxley	1	1	0	1
Yaxley	DC/19/03345/FUL	17-02-2020	Land Off Cherry Tree Close, Yaxley, Eye, Suffolk, IP23 8DH	2	0	1	1